

GUERNSEY FARM LANE

Felpham

West Sussex



£425,000 Freehold

Well-presented, link detached, 3 bedroom house in popular location.

FEATURES:

- Fitted Kitchen Breakfast Room and separate Utility Room
- Sitting/Dining Room and Garden/Family Room
- 3 double bedrooms and Shower Room
- Garage and driveway
- Enclosed rear gardens with lawn, terraces & shed
- Short walk to village, schools and the beach

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SITUATION

The property is situated on Guernsey Farm Lane, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities, and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctors surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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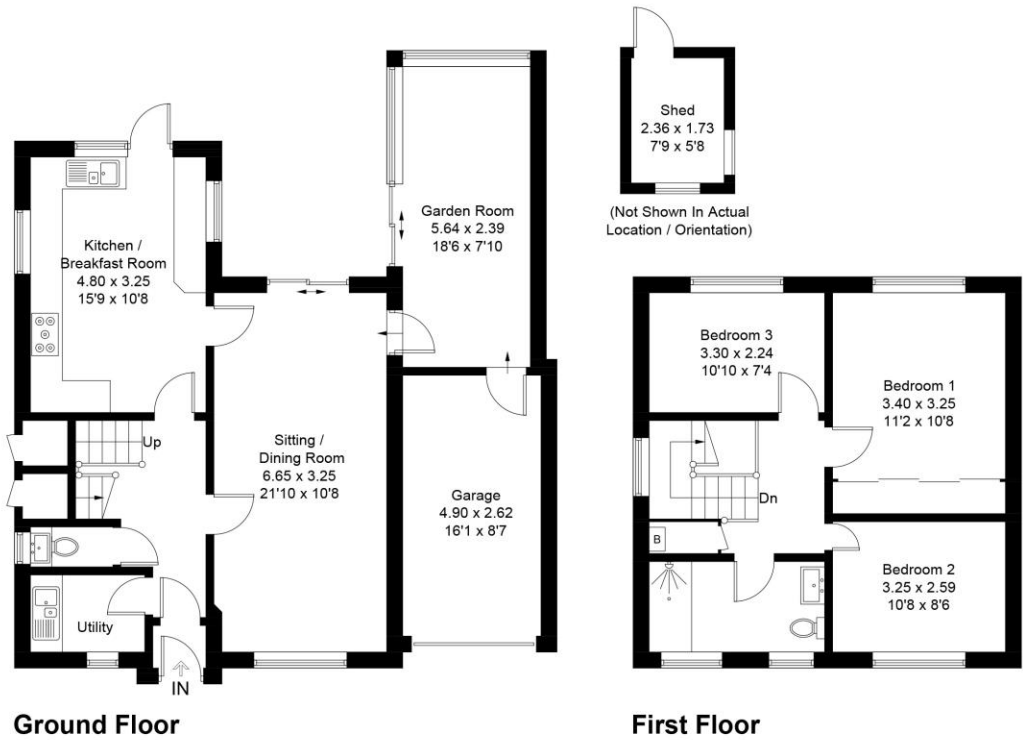
DESCRIPTION

20 Guernsey Farm Lane is a link detached family home situated in a popular area of Felpham. The accommodation comprises of enclosed entrance porch opening into entrance hall which leads to the spacious Sitting/Dining room which has a door to the Garden/Family Room. This room has a useful door into the garage. The Kitchen Breakfast Room has a range of fitted units and space for appliances. The property also benefits from a ground floor W.C. and a utility room. On the first floor there are three double bedrooms; Bedroom 1 has fitted storage, and there is a large family shower room. The rear garden is fully enclosed, with terraces, a lawn and garden shed. At the front of the property is a small garden and a driveway with access to the single garage which has a metal up and over door.



FLOOR PLAN:

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
Shed / External Store = 5.7 sq m / 61 sq ft
Total = 132.3 sq m / 1424 sq ft
(Including Garage)



Ground Floor

First Floor

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