

GRASSMERE CLOSE

Felpham

West Sussex



£300,000 Freehold

Three-bedroom mid-terrace, Georgian style property, in central village location, requiring modernisation

FEATURES:

- Three bedrooms, bathroom and separate W.C.
- Kitchen & Sitting/Dining Room
- Enclosed rear garden
- Garage en bloc
- Offered for sale with no forward chain
- Close to all village amenities & 5 minutes' walk to the beach
- Requiring modernisation

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SITUATION

The property is located on Grassmere Close, a cul-de-sac close to the centre of Felpham village, which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few minutes' walk away and in addition the tennis courts and putting green. There are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

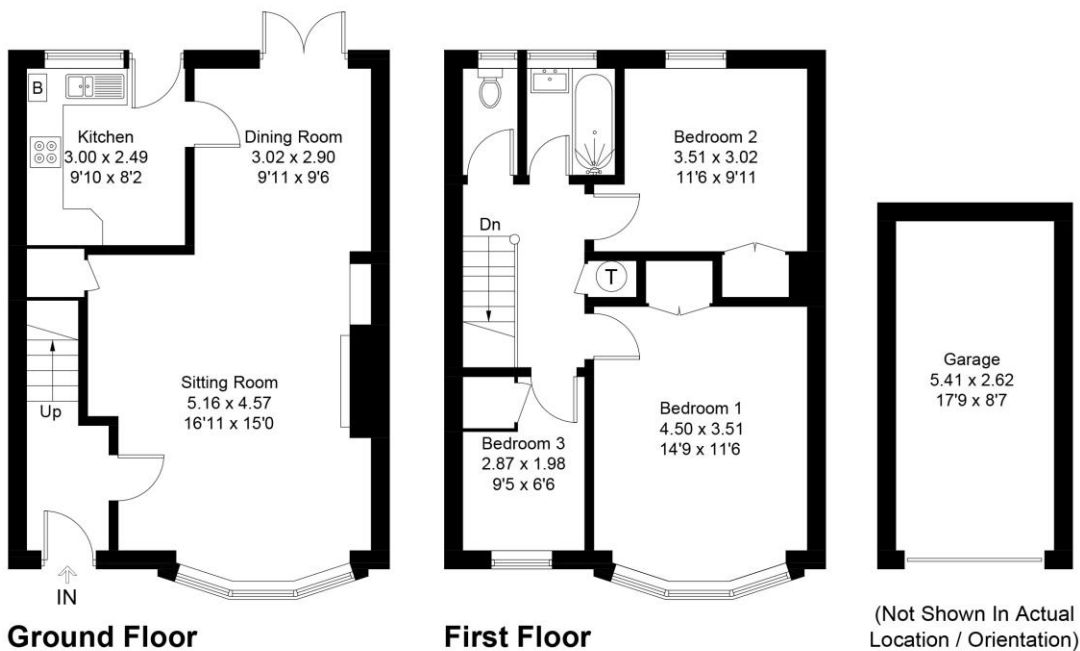
The front door opens into the entrance hall with a door to a spacious, dual aspect Sitting/Dining room with fireplace. There is a large, full-length bay window with front aspect, ample space for seating, an understairs storage cupboard and a dining area with ample space for dining and occasional furniture, with double doors to the rear garden. The kitchen, at the rear of the property, and accessed from the dining area, has a range of fitted units, spaces for appliances and a door to the rear garden. On the first floor there are three bedrooms; two double bedrooms; one to the front and one to the rear, both with fitted cupboards. Bedroom one has a large full-length bay window, and there is a third, single bedroom to the front of the property, also with a built-in cupboard. The airing cupboard is accessed from the landing. There is a bathroom with shower over bath, wash hand basin, hand towel rail and a separate W.C. adjoining the bathroom.

At the rear of the property is an enclosed, lawned garden with mature trees and shrubs at the rear boundary and a small patio area adjacent to the property. There is also rear access to the garden via a shared alleyway. At the front of the property is a small lawn and pathway leading to the front door. The property also benefits from a single garage, en bloc, to the side of the property. In our opinion, the property would benefit from modernisation throughout and would appreciate an internal inspection to understand the scope of update required and also the property's central village location.

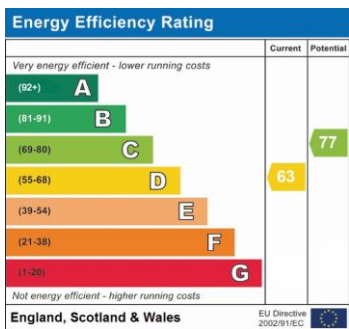


FLOOR PLAN:

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 106.0 sq m / 1141 sq ft



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