

**FINDON DRIVE  
Felpham  
West Sussex**



**£275,000**

**End of terrace 3-bedroom house with conservatory**

## **FEATURES:**

- Open plan living / dining room with doors to the rear garden
- 2 Double bedrooms, 1 single and family bathroom
- Fitted kitchen, ground floor W.C and entrance hall / study area
- Low maintenance paved rear garden
- Short walk to park, village and beach

# FINDON DRIVE

## Felpham

### West Sussex

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### SITUATION

The property is situated in Findon Drive, 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

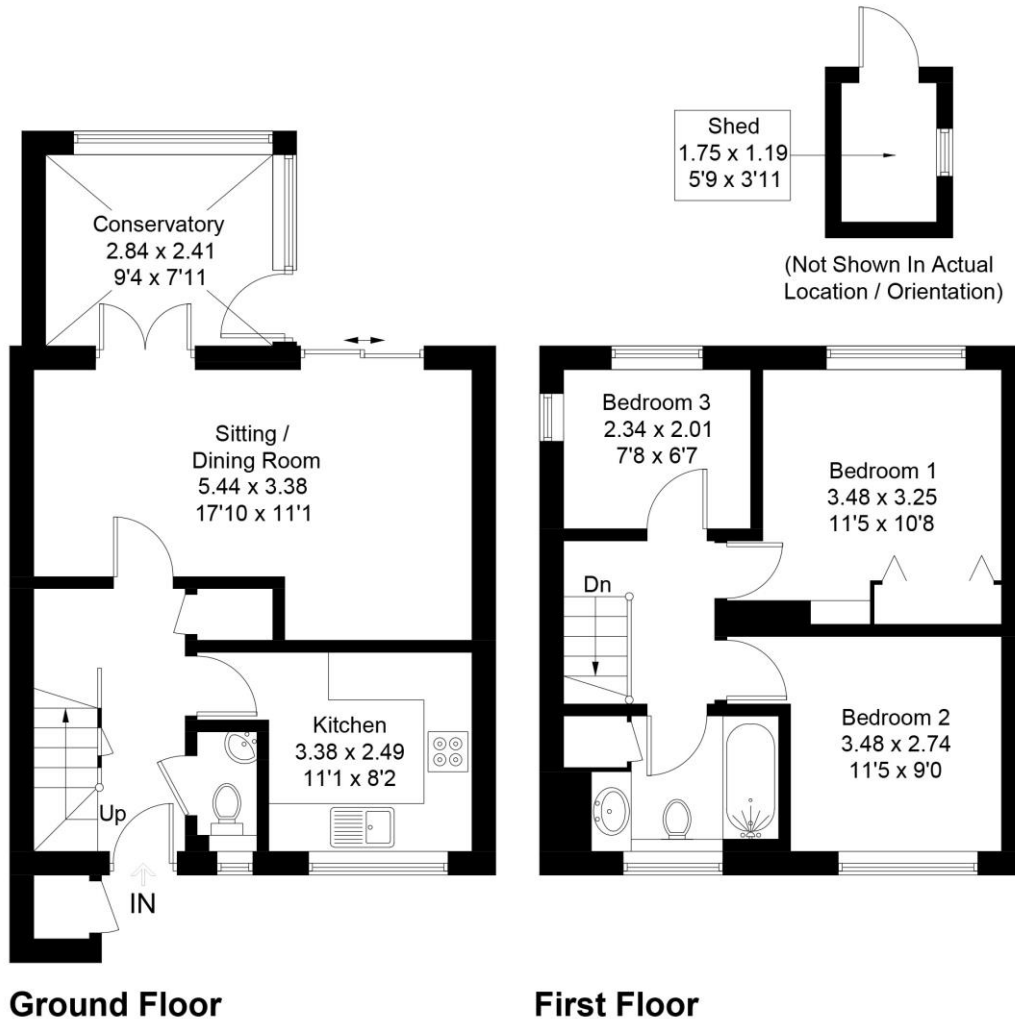
22 Findon Drive is a well-presented end of terrace home. The accommodation comprises of entrance hall which has a useful area under the stairs for storage or could be used as a study area, and a door to the fitted kitchen. This has a pleasant outlook over the cul-de-sac, with an integrated fridge and an integrated freezer and space and plumbing for a washing machine and dishwasher. There's also a ground floor W.C. The open plan living / dining room at the rear of the house has double doors into the conservatory. This is currently used as a home office and has air conditioning. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. The rear garden is enclosed and terraced with a side gate. At the front of the property there is a small front garden, and an external cupboard which houses a tumble drier and the gas and electric meters. The kerb has been lowered at the front of the property should the new owner wish to install a private driveway.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 65                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## FLOOR PLAN:

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft  
Shed / External Cupboard = 2.7 sq m / 29 sq ft  
Total = 77.4 sq m / 833 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1229798)

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.