

**FINDON DRIVE
Felpham
West Sussex**



£290,000

Mid terrace 3-bedroom house with very well presented accommodation and a south facing garden

FEATURES:

- Open plan living / dining room with doors to the rear garden
- 2 Double bedrooms, 1 single bedroom and family bathroom
- Fitted kitchen, ground floor W.C and entrance hall with potential study area
- South facing rear garden
- Single garage with access from rear garden

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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

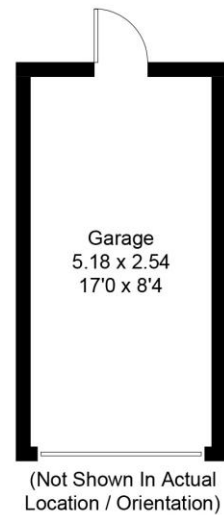
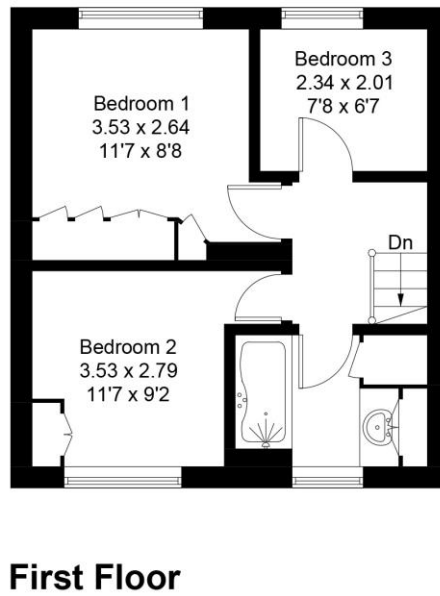
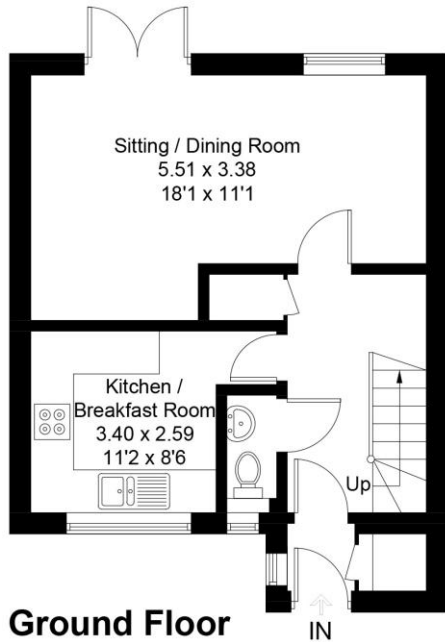
10 Findon Drive is a well-presented mid-terrace home. The accommodation comprises of entrance hall which has a useful area under the stairs for storage or could be used as a study area, and a door to the fitted kitchen. This has a pleasant outlook over the cul-de-sac, with a range of fitted units and space and plumbing for a washing machine. There's also a ground floor W.C. The open plan living / dining room at the rear of the house is south facing has double doors onto the terrace. 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 door at the rear into the garage. At the front of the property there is a small front garden, and an external cupboard which houses the gas and electric meters. The single garage in a compound, has vehicular access from the entrance to the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	78
A		
(81-91)		
B		
(69-80)		
C	74	78
(55-68)		
D		
(39-54)		
E		
(21-38)	74	78
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOOR PLAN:

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 84.1 sq m / 905 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1230480)

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