

WALBERTON CLOSE

Felpham

West Sussex



£390,000 Freehold

A semi-detached bungalow with significant improvements, offering very well-presented accommodation and a pretty, south facing garden & close to village amenities

FEATURES:

- Semi-detached bungalow with two double bedrooms
- Modern fitted kitchen breakfast room
- Shower room with W.C.
- Rear south facing garden with terrace
- Driveway parking, single garage and shed / workshop
- Walking distance to local shops, golf course, schools and village centre

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SITUATION

The property is situated in a quiet cul-de-sac, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a direct mainline train to London from Bognor Regis, with Arundel and Chichester 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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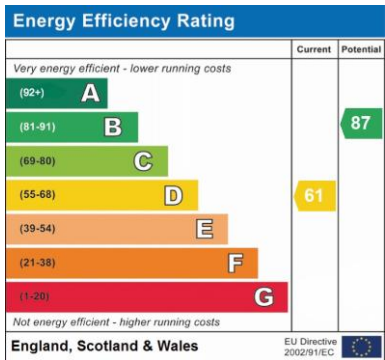
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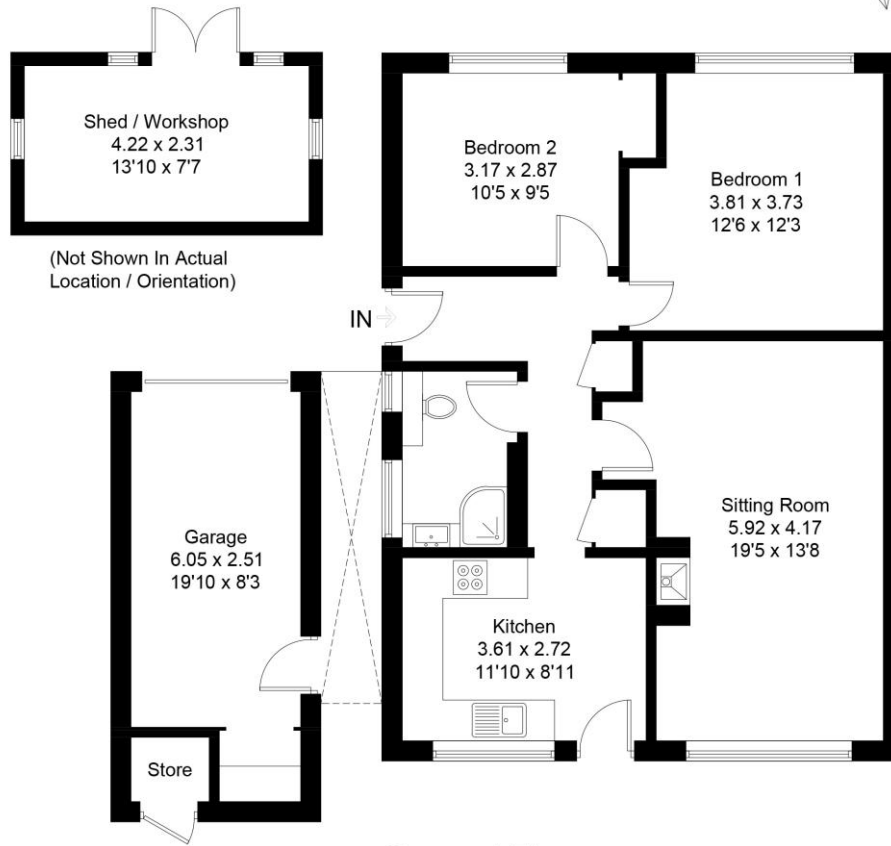
DESCRIPTION

The front door opens into the entrance hall with doors to all rooms. The kitchen has a range of modern fitted units and space for appliances, a window overlooking the pretty garden and door onto the terrace. The spacious sitting / dining room, with rear southerly aspect, has a fireplace with a multi-fuel stove. The bedrooms are situated to the front of the bungalow. Bedroom 1, a good size double and bedroom 2, a smaller double, with fitted storage. There is also a modern shower room with W.C. The rear garden, being south facing, is a real feature of the property, comprising lawn, terraced area and pretty, planted borders. There is a single garage with power and light, an electric roller door and covered side access. There is a useful separate store, at the rear of the garage, accessed from the rear garden and a good-sized shed/workshop, also with power and light. At the front of the property is a lawned area and recently paved driveway providing off-road parking for several vehicles and access to the garage. We would recommend an inspection to appreciate the space and pretty gardens that this bungalow has to offer.



FLOOR PLAN:

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft
Outbuildings = 25.0 sq m / 269 sq ft
Total = 95.2 sq m / 1025 sq ft



Ground Floor

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. (ID1229974)



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