

CASTLEREAGH GREEN

Felpham

West Sussex



O.I.E.O. £550,000 Freehold

Detached bungalow in superb order in a quiet cul-de-sac location

FEATURES:

- Three bedrooms and modern family bathroom room
- Stunning open plan kitchen dining family room
- Sitting room with large bay window
- Utility room and cloakroom
- Enclosed, west facing landscaped gardens with decking, lawn and covered seating area
- Single garage with power and light and detached studio also with power and light

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SITUATION

Castlereagh Green is a quiet cul-de-sac, located off Mornington Crescent and a short walk to Felpham Village which offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Bognor Regis Golf Club is also a few minutes' walk away. There is a regular bus service linking Felpham to neighboring Bognor Regis and Arundel and Chichester are 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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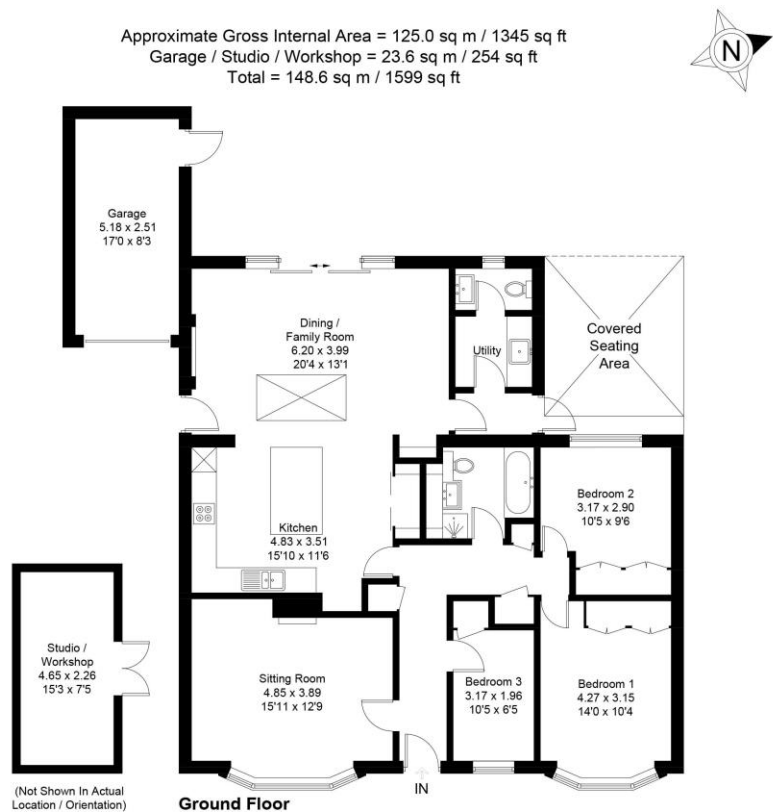


DESCRIPTION

9 Castlereagh Green is a detached bungalow located in a quiet area to the north of Felpham village, a short walk to the village centre and beach beyond. The front door opens into the entrance hall with a door to the sitting room which has a large floor to ceiling bay window. At the rear of the property is the superb kitchen dining family room with a range of built-in storage, quartz counter tops, larder and bar area by the dining table. From here a door leads to the utility room and a W.C. The main bedroom is situated at the front of the bungalow and this benefits from a floor to ceiling window and wardrobes. Bedroom 2 is another good double room with wardrobes, and bedroom 3 is at the front, currently used as a study. The family bathroom has a shower and a W.C. The garden is another feature of the bungalow being west facing and offering a high degree of privacy. The garden is laid to lawn with timber sleeper borders and composite decking with access to the detached studio, which would make an ideal home office or gym. At the front of the property the resin driveway can accommodate 3 to 4 cars and has access to the garage via a metal up and over door. The property has conditional approval for an extension to rear and loft conversion and further details can be found on the Arun District Council website using Ref: FP/226/22/HH.



FLOOR PLAN:



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.