

PARK DRIVE

Felpham

West Sussex



£595,000 Freehold

A spacious, detached family home with good size rear gardens, located in a quiet cul-de-sac and offered for sale with no forward chain

FEATURES:

- Master bedroom with dressing area and large ensuite bathroom
- Two further bedrooms and family bathroom
- Kitchen breakfast room opening to utility room
- Sitting Room, Dining Room, Conservatory
- Gardens, terraces and ornamental pond
- Garage & Driveway

PARK DRIVE

Felpham

West Sussex



SITUATION

The property is situated in Park Drive, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the property linking to Felpham, Middleton-on-Sea, 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.



PARK DRIVE

Felpham

West Sussex



DESCRIPTION

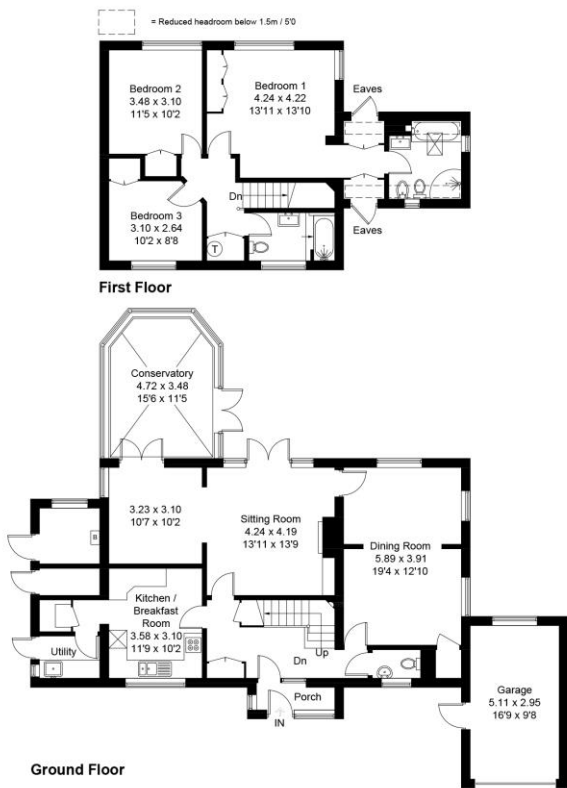
The front door opens into an enclosed porch with a door into the large entrance hall which gives access to all reception rooms. The kitchen breakfast room, with front aspect, has a range of fitted units and appliances, a breakfast bar for occasional seating and space for a large fridge freezer. This opens to the utility room and storage cupboard with a door to the side where there are two further external storage rooms, one housing the boiler. The south facing sitting room has a fireplace and two sets of double doors; one to the garden and one to the conservatory which offers additional space for seating/dining and lovely views across the gardens. There is a door to a further, spacious room that is currently used as a dining room but could also be used as study, playroom or ground floor bedroom 4. There is also a ground floor W.C. On the first floor there are three bedrooms. Bedroom 1 has fitted wardrobes and opens to a dressing area with two large double cupboards and access to eaves, and a large ensuite bathroom which has a bath and separate corner shower. There are two further double bedrooms, one to front and rear, both with a fitted cupboard. The family bathroom has a bath with shower over, W.C. and wash hand basin.

The rear garden, which is fully enclosed, has a terrace adjacent to the rear of the house, a further rear corner terrace, a good size lawned area and pretty, mature boundaries. There is gated access to the front of the property via both sides, and at the front of the house, a good size driveway offering off-road parking for several vehicles and a single garage with side door and remote electric up and over door. We would highly recommend an inspection, both inside and out, to appreciate the space, versatility and potential of this property and surrounding gardens.

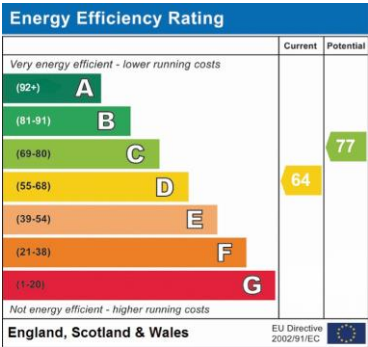


FLOOR PLAN:

Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft
Outbuilding / Garage = 21.2 sq m / 228 sq ft
Total = 192.9 sq m / 2076 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.(ID1238853)



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.