

COURTLANDS WAY

Felpham
West Sussex



£545,000 Freehold

Detached family home with extensive open plan and versatile accommodation, in a quiet location and offered for sale with no forward chain

FEATURES:

- Detached three bedroom chalet style house
- Beautiful 26ft wide open plan, fitted kitchen / dining / sitting room with bi-folds to rear
- Ground floor bedroom, shower room & utility
- Two first floor bedrooms and shower room
- Landscaped rear gardens with decking, artificial lawn, office, store and side access

COURTLANDS WAY

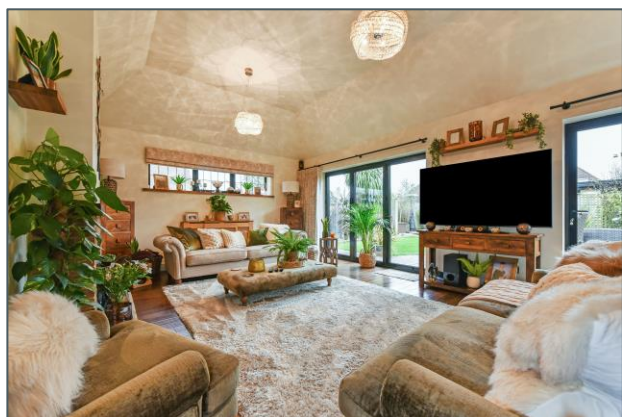
Felpham

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SITUATION

The property is located on Courtlands Way and forms part of the Private Hurstwood Estate which is close to Felpham village and offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and there are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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

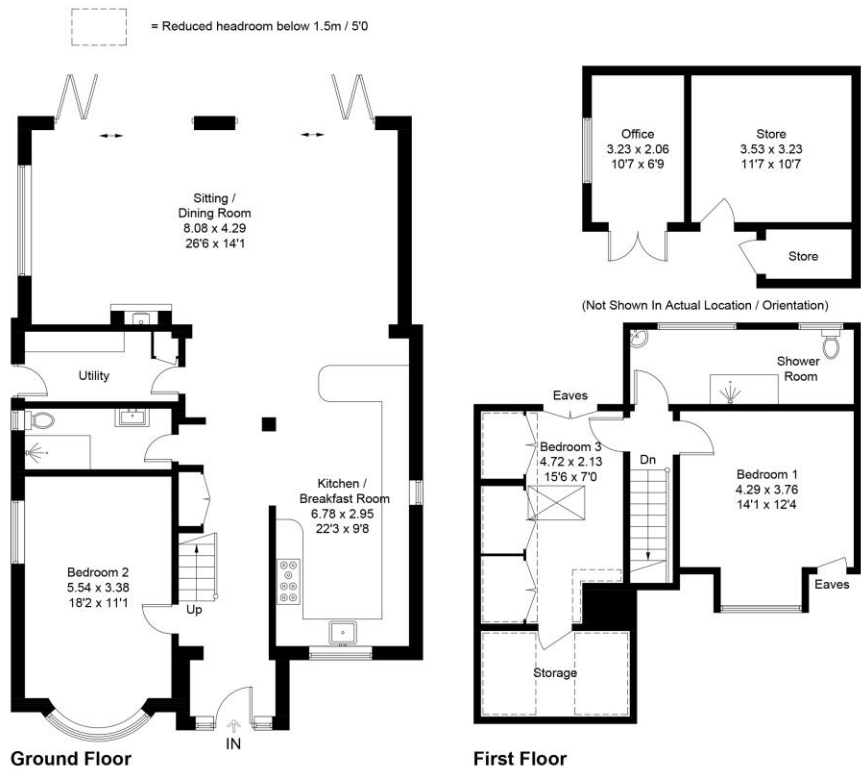
17 Courtlands Way has been thoughtfully configured and provides the following accommodation; the front door opens into the entrance hall which leads into the superb, fitted kitchen area which is open to the sitting / dining room. The kitchen has a range of fitted units, a Stoves Range cooker and space for a dishwasher and fridges and there are windows to the front and side and a breakfast bar for occasional dining. The 26ft open plan living / dining room, with log burning stove, runs across the rear of the property and provides flexible space for both seating and dining with lovely views out to the garden, accessed via two sets of bi-fold doors. There is a utility room with space for washing machine and tumble dryer, fridge freezer, further storage and a door to the side. There is a large ground floor bedroom with front bay window and a ground floor shower room with W.C. On the first floor there are two bedrooms, a good size double bedroom with front aspect, a single bedroom to the side with a good level of eaves storage and a shower room to the rear with large, walk-in shower, W.C. and wash hand basin.

The landscaped rear gardens are a real feature of the property, consisting of two large, decked areas ideal for outdoor dining & seating, an area of artificial lawn, mature and well planted borders/boundaries and an office with power, light and electric heating. There are also two further stores. At the front of the property there is off-road driveway parking for 4+ cars and gated access at the side, to the rear garden. We would highly recommend a viewing to appreciate the accommodation and location of this superb home.

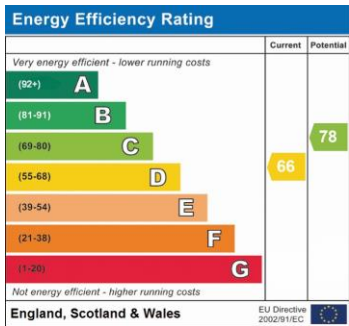


FLOOR PLAN:

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
Outbuilding = 20.8 sq m / 224 sq ft
Total = 175.4 sq m / 1888 sq ft



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