

## OUTERWYKE ROAD

Felpham

West Sussex



## £395,000 Freehold

A three-bedroom, semi-detached home with pretty garden and off-road parking conveniently situated within close proximity of village schools and amenities

### FEATURES:

- Open plan kitchen / breakfast / dining room
- Sitting Room & Conservatory
- Utility & ground floor W.C.
- 3 first floor bedrooms & family bathroom
- South facing rear gardens with lawn, terrace, pond, summerhouse, greenhouse & garage
- Front garden and off-road parking for several vehicles

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## SITUATION

Situated on Outerwyke Road and close to the village centre, Felpham 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All 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

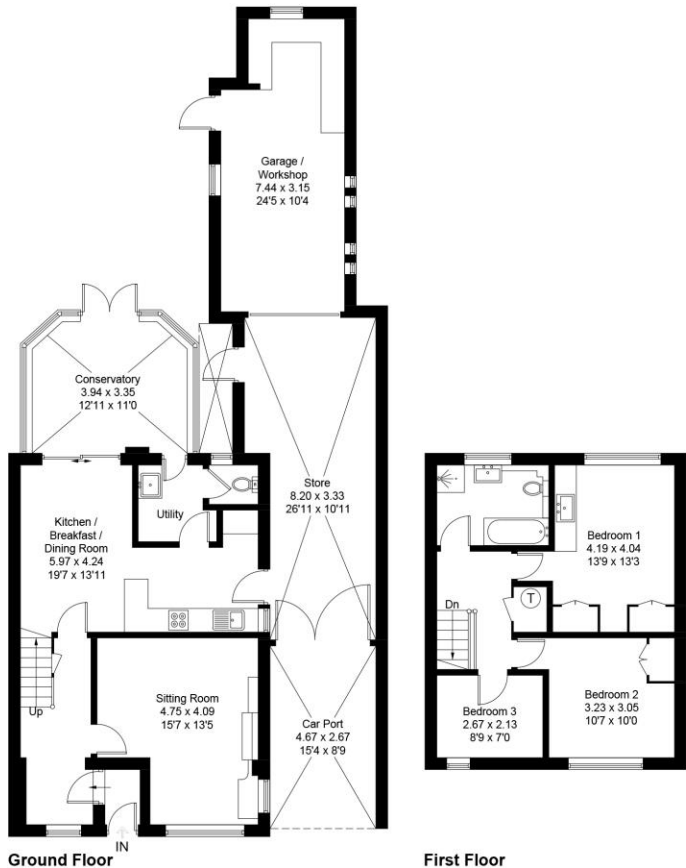
From the enclosed entrance porch, the front door opens into a good size entrance hall. There is a door through to the spacious sitting room with fireplace and front aspect and the entrance hall leads down to the kitchen / breakfast / dining room with space for dining which opens through to the kitchen. The kitchen has a range of fitted units and oven, and space for two under counter appliances. There is a door to the side of the house giving access to a covered store and there is a further door from the kitchen opening to the utility room (with sink and plumbing for white goods) and a separate W.C. The conservatory, accessed via sliding doors from the dining area or a door from the utility, which could be used for occasional seating or dining, offers views down the garden and double doors access out onto the terrace. On the first floor of the house, there are two double bedrooms, both with fitted cupboards, and a single bedroom. The spacious family bathroom has bath, separate shower, W.C. and wash hand basin.

At the rear of the property is a good size, south facing garden with a lawn and mature boundaries, a pond, summerhouse and greenhouse and a good size terrace adjacent to the rear of the property. There is a garage / workshop which opens to the store and carport (offering a total of over 65 feet length of workshop / storage). At the front of the house, there is a good size driveway with off-road parking for several vehicles, a front, lawned garden and access to the carport.

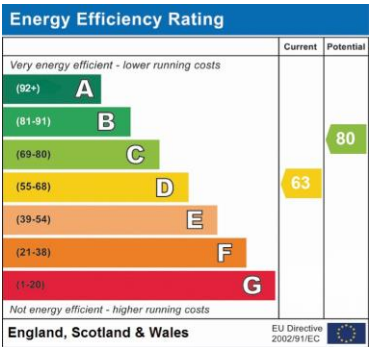


FLOOR PLAN:

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft  
(Including Garage / Excluding Car Port)



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