

ULLSWATER GROVE

Felpham

West Sussex



£385,000 Freehold

A three-bedroom, semi-detached home with lovely garden and off-road parking conveniently situated in a quiet location and within close proximity of village schools and amenities

FEATURES:

- Open plan kitchen / breakfast room
- Conservatory / dining room
- Sitting room with fireplace
- 3 first floor bedrooms & family bathroom
- Rear gardens with lawn, terrace, decked seating area
- Office/Summer House and storage
- Off-road parking for several vehicles

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SITUATION

Situated on Ullswater Grove, a quiet cul-de-sac, within walking distance to the village of Felpham 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. 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

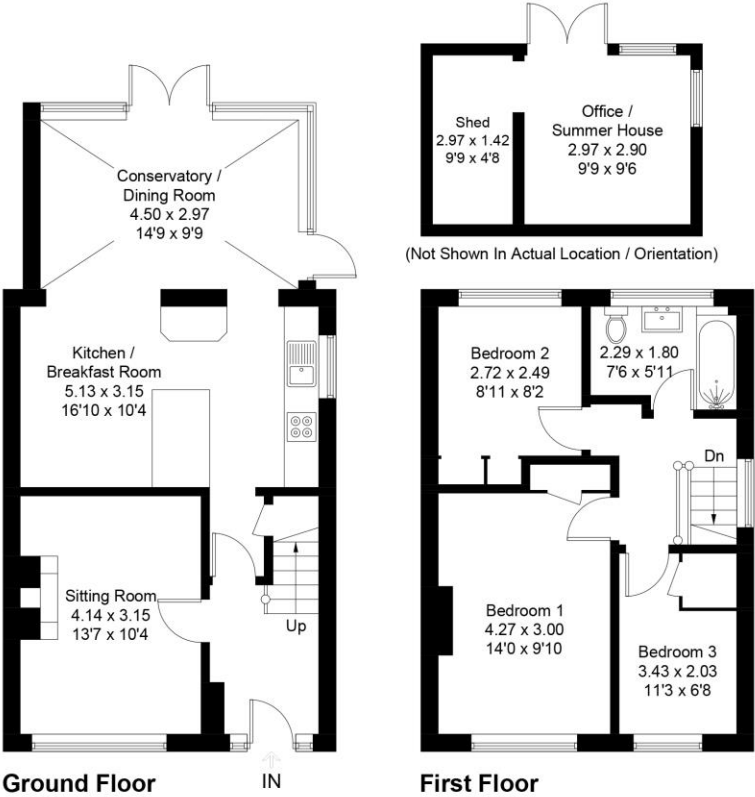
The front door opens into a good size entrance hall which has a door into the sitting room, with fireplace and front aspect, and a further door into the spacious kitchen/breakfast room. The kitchen area has a range of fitted units, oven, extractor and under counter space/plumbing for a washing machine and a breakfast bar for occasional dining. The kitchen is open plan to an area that could be used for occasional seating or dining which in turn opens to the Conservatory / Dining room which is light and bright with lovely views of the garden with both double doors and a single door for access. On the first floor of the house, there are two double bedrooms and a single bedroom. Bedrooms 1 and 3 have cupboards. The family bathroom has bath, W.C. and wash hand basin.

At the rear of the property is a good size, fully enclosed garden with a lawn, a terrace adjacent to the rear of the property and a large, decked area ideal for outdoor seating/dining. There is a superb outdoor summer house with power and light, currently used as an office. At the front of the house, there is an area of lawn and a good size driveway with off-road parking for several vehicles. We would highly recommend an internal and external inspection to appreciate the wonderful presentation of this home and garden.

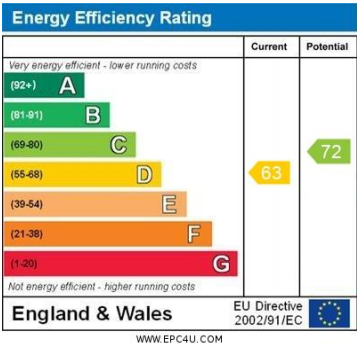


FLOOR PLAN:

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft
Outbuilding = 13.3 sq m / 143 sq ft
Total = 105.9 sq m / 1140 sq ft



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