

THE HARTINGS

Felpham

West Sussex



£275,000 Freehold

An immaculately presented two-bedroom, end of terrace home with garden and off-road parking, conveniently situated within close proximity of village amenities

FEATURES:

- Open plan kitchen / dining / living room
- Conservatory
- 2 first floor bedrooms & family bathroom
- Rear gardens with lawn, terrace & shed
- Off-road, driveway parking
- Garage en-bloc
- Walking distance to all local amenities

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SITUATION

The property is situated in The Hartings, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctors surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to 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.



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DESCRIPTION

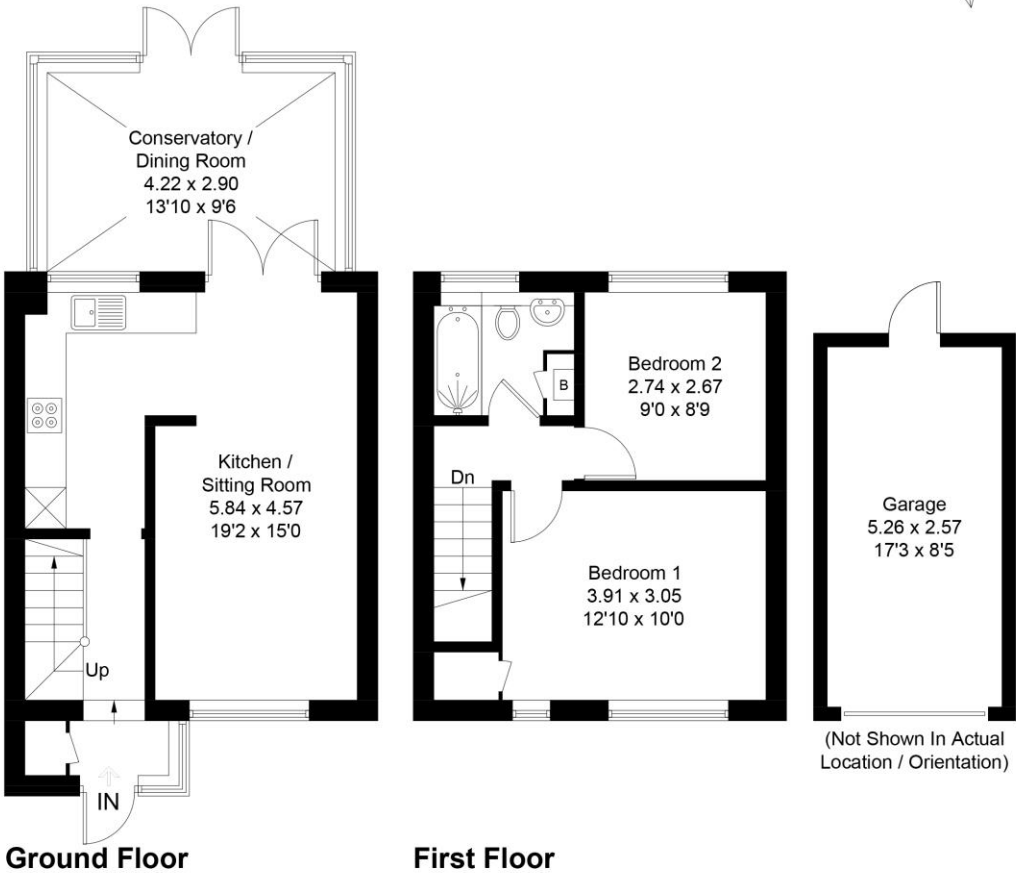
The front door opens into an enclosed entrance porch with utility cupboard and a further door into the entrance hall which runs down to the stylish, contemporary kitchen. The kitchen has a range of fitted units, integrated appliances and ample countertop space and wraps round to the 19ft long living / dining room with window to the front and double doors to the conservatory. The conservatory, which spans the width of the rear of the property, has views of the garden and double doors for access. On the first floor there are two double bedrooms, bedroom 1 with two windows to the front and a cupboard and a further double bedroom to the rear. The family bathroom has bath with shower over, W.C. and wash hand basin.

At the rear of the property is a lawned garden, a terrace adjacent to the property and a terrace at the end of the garden, with a shed. There is a gate to the side path which has a door to the garage (with power) and access to the front of the property where there is off-road parking for at least two vehicles.



FLOOR PLAN:

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 87.2 sq m / 938 sq ft

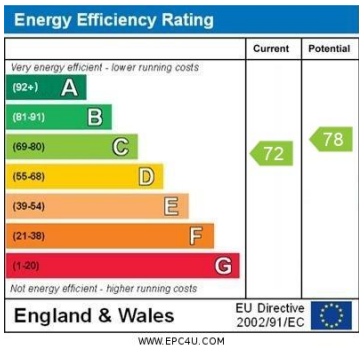


Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1266663)



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