

**DRYAD WAY**  
Felpham  
West Sussex



**£575,000 Freehold**

**Detached, four-bedroom family home, with annex, in sought after location and easy reach of all village amenities and beach**

## **FEATURES:**

- Four good size bedrooms
- Family bathroom with separate shower
- Open plan kitchen/breakfast/dining room
- Light, bright and spacious Sitting Room
- Bi folds to rear garden
- Annex with en-suite Shower Room
- Office & Utility Room
- Store, car port and off-road parking

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## SITUATION

Situated on Dryad Way (a cul-de-sac of Summerley Fields), it is close to both the village centres of Felpham and Middleton-on-Sea. Both villages offer wide ranging amenities including choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun Leisure Centre with swimming pool, beaches, sailing and sports club. 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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## DESCRIPTION

The front door opens into a good size entrance porch with space for storage, which opens into the light, bright 21ft wide sitting room. This has windows to front and side, a fireplace, and ample room for a further study area or dining. There is a door through to the kitchen / breakfast / dining room which has two sets of bifold doors giving access to the rear garden. The kitchen area has a range of fitted units and integrated appliances and a large island ideal for occasional seating. There is also further space for dining/seating or study. There is a utility room, with a door to the rear garden and a door through to the office, which was previously the rear of the garage. The existing garage is used as a store and has double doors out to the front. There is also a 21ft long annex beyond the office, with bi-folds to the rear garden and an ensuite shower with WC. The property also benefits from a further W.C accessible from the kitchen. On the first floor there are four good size bedrooms. Bedroom 1 and 3 to the front, bedroom 2 and 4 to the rear. Bedroom 4 has been extended to create an area useful for storage or study and there is a family bathroom with bath and separate shower.

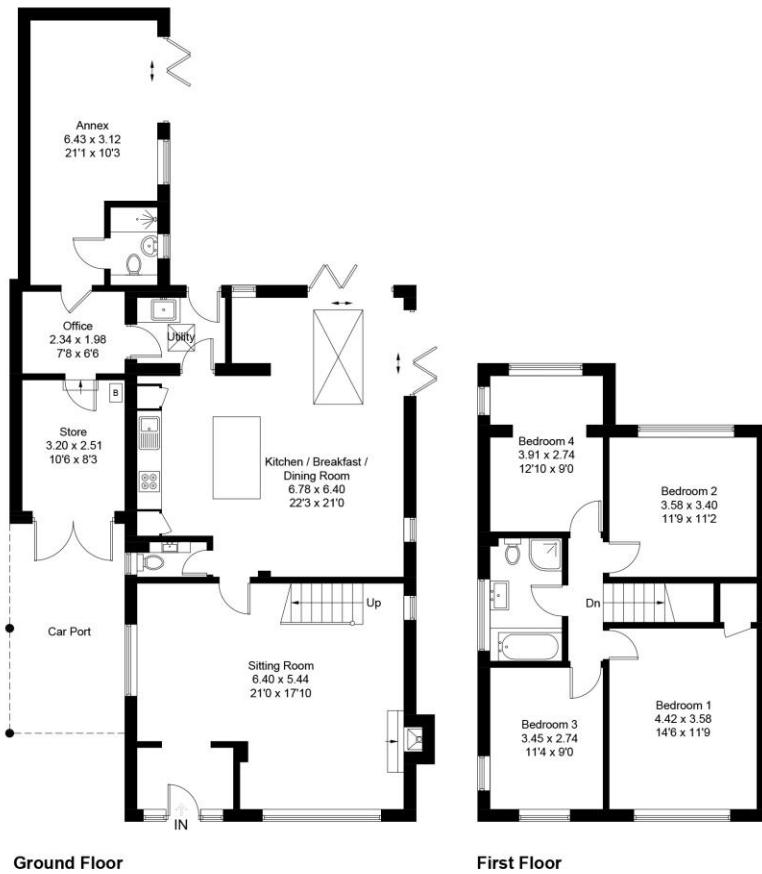
At the rear of the property is a lawned garden with mature borders, a terrace adjacent to the rear of the property and a greenhouse. At the front of the property there is off-road parking for several vehicles, a covered carport with access to the store and a side gate giving access to the rear garden.



## FLOOR PLAN:

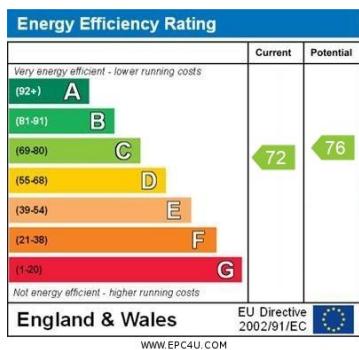


Approximate Gross Internal Area = 181.2 sq m / 1950 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1267908)



**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.

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