

GOODWOOD AVENUE

Felpham

West Sussex



£495,000 Freehold

A 3-bedroom detached bungalow close to village amenities and offered for sale with no forward chain

FEATURES:

- Spacious open plan kitchen, sitting, dining room
- Double Master bedroom with en-suite shower / wet room
- 2 further bedrooms & family bathroom
- Conservatory
- Large single garage with power, light and utility area, plus covered car port
- Enclosed rear gardens with terrace and shed

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SITUATION

The property is situated in Goodwood Avenue, just north of the village centre. Felpham offers wide ranging amenities with the golf club and beach being a short walk away. The village has many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Middleton-on-Sea, 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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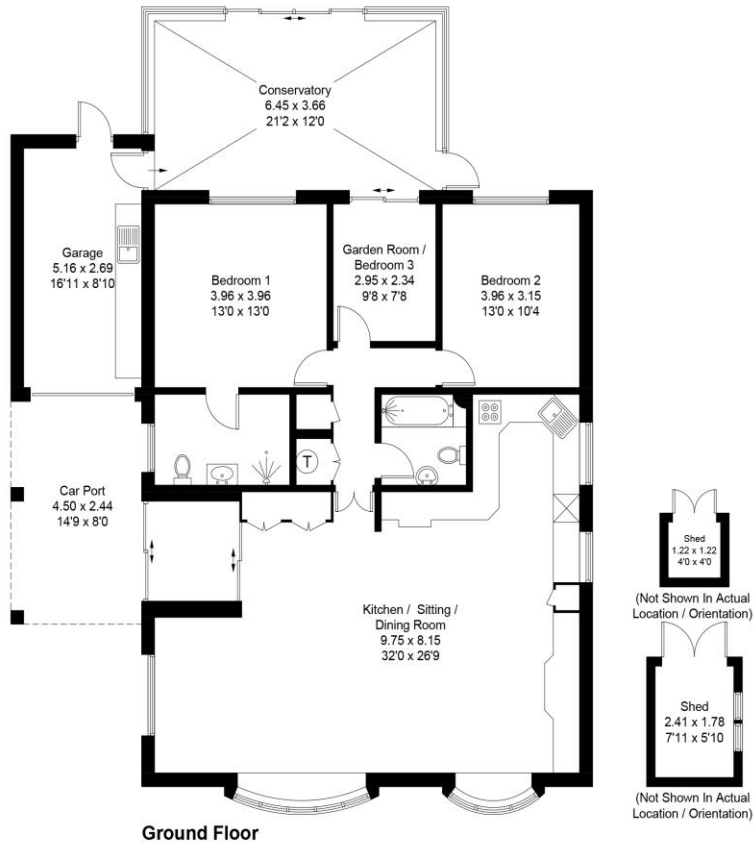
DESCRIPTION

The main entrance is located to the side of the property via sliding doors to the enclosed entrance porch and a further set of sliding doors into the 32ft kitchen / sitting / dining room. This spacious and light reception space spans the width of the bungalow with two bay windows to the front, windows to side and ample space for seating and dining which opens into the kitchen area with a range of fitted units, oven, hob, sink and dishwasher. There are double doors from this reception room through to the inner rear lobby and doors to all three bedrooms. Bedroom 1 has an ensuite shower / wet room. Bedroom 2, a double, with rear aspect and bedroom 3/garden room has sliding doors into the 21ft conservatory. There is also a bathroom with W.C. The conservatory has views across the gardens, sliding doors to access the rear and a side door through to the garage. The garage, with space and plumbing for white goods, has a door to the rear garden which is laid to lawn with a good size terrace and is fully enclosed. At the front of the property is a lawn with shrubs, a raised planter, driveway parking for several vehicles which runs up to the carport and garage, which has an up and over door. There is also a side gate to access the rear garden.



FLOOR PLAN:

Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft
 Sheds = 5.8 sq m / 62 sq ft
 Total = 167.3 sq m / 1800 sq ft



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1016127)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.