

THE CRESCENT

Felpham

West Sussex



O.I.E.O. £525,000 Freehold

Detached family house with contemporary, flexible, accommodation

FEATURES:

- Sitting room with open fire and aspect over front of property
- Open plan kitchen / dining / family room with bi-folding doors to the garden
- Ground floor bedroom or further reception room & ground floor bathroom
- Master bedroom with en-suite W.C. & fitted wardrobes
- Two further double first floor bedrooms & large family bathroom
- Driveway parking for several vehicles
- Detached insulated studio / home office

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SITUATION

The Crescent is situated just off Limmer Lane on the south side of the village, walking distance to both the beach and Felpham village centre where you can find 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, and Arundel and Chichester 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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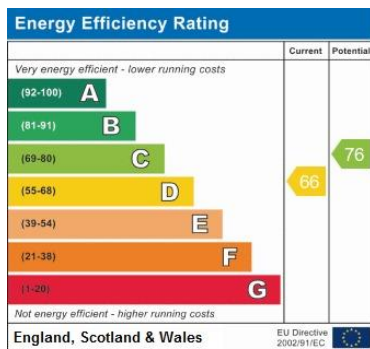
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DESCRIPTION

17 The Crescent was built in the 1930's and offers spacious accommodation throughout and benefits from some original features blended with a contemporary feel. From the spacious entrance hall there are doors to the formal sitting room which has an open working fire and the spacious, open plan kitchen, dining, family room, again with working fire. There is also a useful ground floor bedroom or further reception room and a separate ground floor bathroom. The utility room is accessed from the kitchen. On the first floor the master suite comprises of a large bedroom with built-in wardrobes and an en-suite cloakroom. There are two further double bedrooms and a stylish family bathroom. At the front there is ample off-road parking, a fenced area with storage shed and lawn. The rear gardens are also a particular feature of this home with decked areas both adjacent to the property and at the rear and there is also a detached, fully insulated studio ideal as a home office or gym.

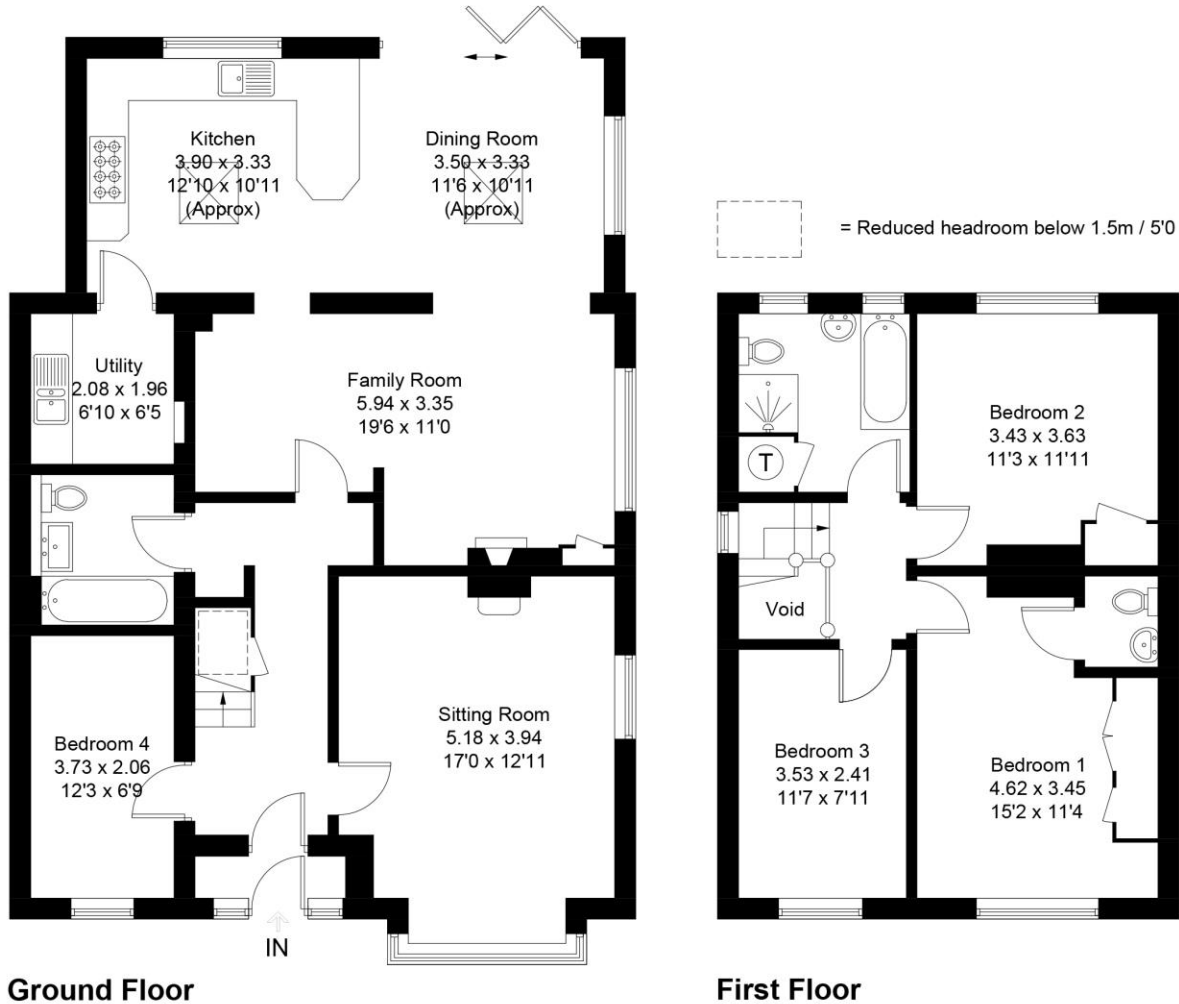


Address:
17 The Crescent, Felpham, PO22 7HB



FLOOR PLAN:

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft
(Excluding Void)



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