

HEDGEWAY

Felpham

West Sussex



£425,000 Freehold

A detached bungalow in quiet cul-de-sac, a short walk to the beach & village

FEATURES:

- Fitted kitchen open to dining area
- Enclosed west facing gardens with decked areas, summer house and bar
- Sitting room with fireplace
- Master bedroom with en-suite shower room
- Further double bedroom & family bathroom
- Garage and driveway

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SITUATION

The property is located in Hedgeway, a quiet cul-de-sac location, within walking distance of the villages of Felpham and Middleton-on-Sea. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham is less than 5 miles away and has a mainline train link to London with Arundel and Chichester 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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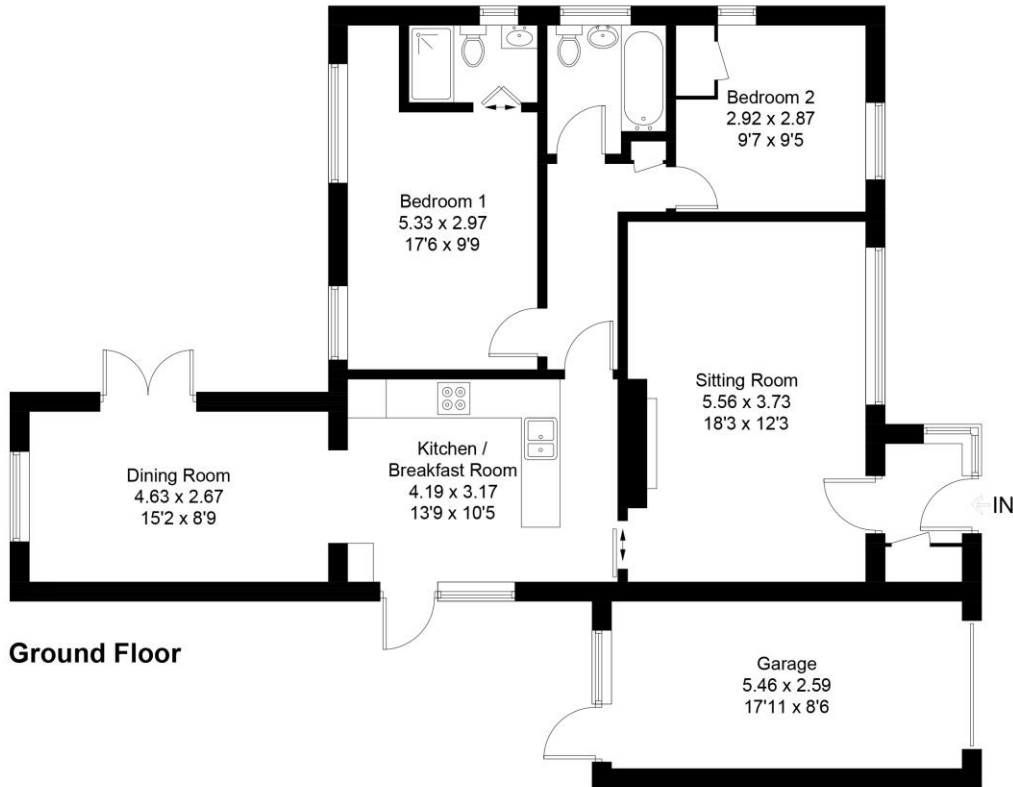
DESCRIPTION

22 Hedgeway is a detached bungalow on a corner plot in a quiet cul-de-sac location. From the enclosed entrance porch with storage cupboard there is a door into the spacious 18ft living room with fireplace and front aspect and from here, sliding doors into the contemporary kitchen breakfast room which has a range of fitted units and integrated appliances. The kitchen opens into the light and bright dining area which has double doors out onto the terrace and there is also a door from the kitchen onto the side terrace. The master bedroom, situated at the rear, has windows overlooking the garden and an ensuite shower room. Bedroom 2, also a double, is at the front of the property and there is a family bathroom. The rear gardens are a particular feature of the property with a side terrace, raised decked area with raised pond and summerhouse (with power) and a further decked terrace with L-shape bar, adjacent to the rear of the bungalow ideal for outdoor dining and entertaining. At the front of the property is a large driveway offering a good level of off-road parking and there is a garage with power and light, also accessible via a door from the rear. The rear garden can also be accessed via a side path. We would highly recommend a viewing to appreciate the space, both inside and out, that this bungalow has to offer.



FLOOR PLAN:

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 100.8 sq m / 1085 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.(ID865279)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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