

## BLAKES ROAD

Felpham

West Sussex



## £730,000 Freehold

A well-presented, spacious family home with versatile accommodation, a few steps from the beach and minutes from the village centre

### FEATURES:

- Large kitchen / breakfast / dining room with door to porch / utility room
- Sitting Room with double doors to the rear
- Sunroom & further Reception Room
- Day Room with bi-fold doors to garden
- Master bedroom with balcony & ensuite shower room
- 3 further bedrooms & family bathroom
- Gated garden, terrace & off-road parking

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## SITUATION

Blakes Road runs from Vicarage Lane down to the beach with No.9, Findon Lodge, being just a few steps from the promenade and a few minutes' walk back into the village centre. Felpham offers a choice of schools, doctor's surgeries, shops and public houses and 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, Arundel and Chichester. All 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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## DESCRIPTION

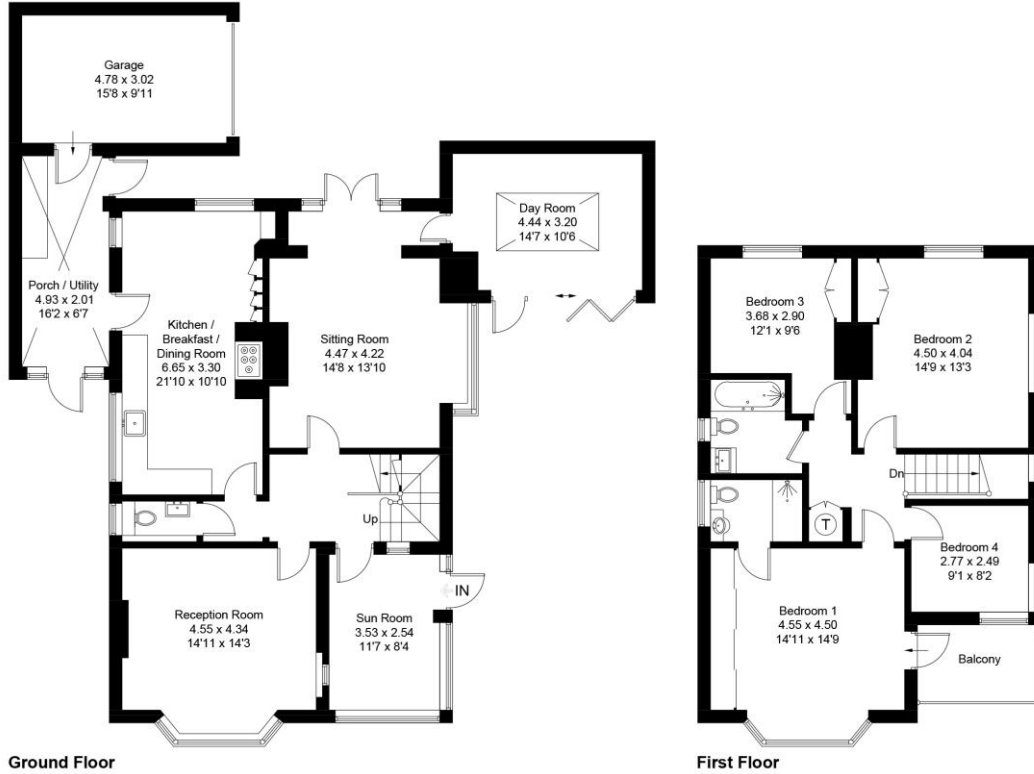
The front door opens into a large porch / utility room which has a door to the kitchen and doors to the rear drive and garage. The 21ft long kitchen / breakfast / dining room has a range of built-in storage units and space for appliances and a spacious dining area with further built-in storage units. The large entrance hall gives access to the sitting room which has a square bay window to the south, fireplace and double doors out to the rear. There is a door through to a good size day room, currently used as an office, which has bi-fold doors to the garden. There is a further reception room at the front of the house with a bay window; a ground floor W.C. and a glazed sunroom on a southerly corner of the house with a door into the garden. On the first floor, the master bedroom has an ensuite shower room and a door to the south facing balcony with sea glimpses at the end of Blakes Road. There are three further bedrooms (2 and 3, both doubles, with fitted cupboards) and a family bathroom.

At the front of the property is an enclosed, gated garden with lawn and terrace, and a gated driveway offering off-road parking, from Blakes Road and a further gated driveway with off-road parking from Culver Road, which leads to the 15'8 x 9'11 garage which has power, light and electric roller door. We would highly recommend an internal and external inspection to better appreciate the space that this property offers and its proximity to the beach and village amenities.



# FLOOR PLAN:

Approximate Gross Internal Area = 206.3 sq m / 2221 sq ft  
(Including Garage)



Ground Floor

First 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. (ID1280113)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			



**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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