**COMPTON DRIVE**
Felpham
West Sussex







# £299,000 Freehold

**Well-presented, semi-detached, 2-bedroom bungalow in a quiet cul-de-sac with good size gardens to front, side and rear.**

## FEATURES:

- **2 Double bedrooms and contemporary shower room**
- **Fitted kitchen with door to rear**
- **Open plan living / dining room with bay window to front**
- **Separate W.C.**
- **Good size gardens with terrace & large shed**
- **Secluded side and front gardens in quiet corner of cul-de-sac**

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## SITUATION

The property is situated in Compton Drive, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities, and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctor's surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to 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

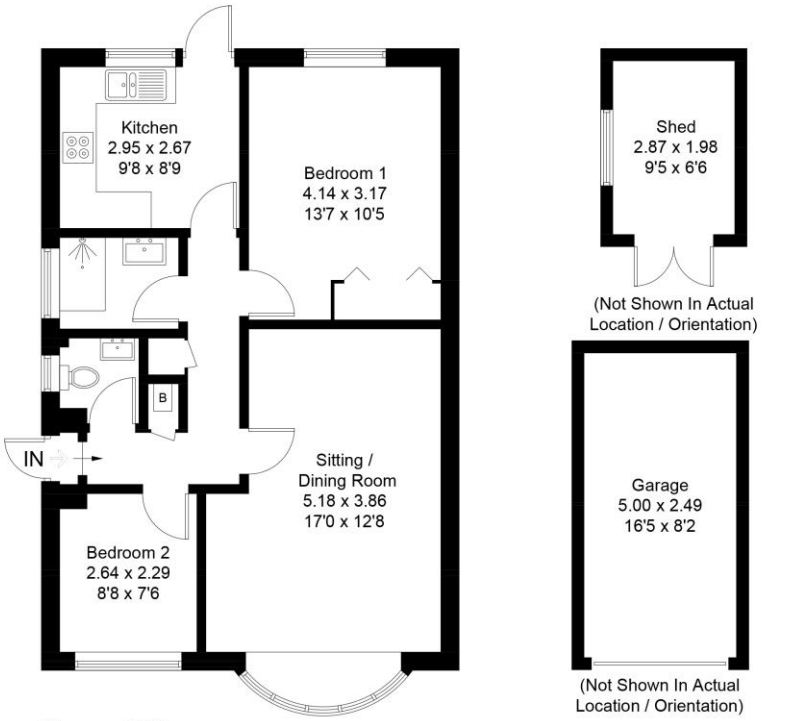
14 Compton Drive is a superb semi-detached bungalow offering light and bright accommodation in a quiet cul-de-sac and benefitting from an enclosed corner plot location. Fron the entrance porch, there is a door to the W.C. and a door to bedroom 2 which is situated to the front of the bungalow. The good size sitting / dining room has a large bay window to the front and ample space for seating and dining. Bedroom 1 is located to the rear of the property, a good size double, with built-in wardrobes. There is a contemporary shower room with walk-in double shower and wash hand basin. The kitchen has a range of fitted units, oven & hob, and space for washing machine, slimline dishwasher and fridge freezer. There is a door from the kitchen to access the rear garden, which is fully enclosed, part lawned, part terraced and with a large shed to the side. The bungalow is approached from Compton Drive with the hedge line opening into a front and side lawned gardens creating a further secluded outside space ideal for further garden or side extension subject to any necessary building/planning consent.





## FLOOR PLAN:

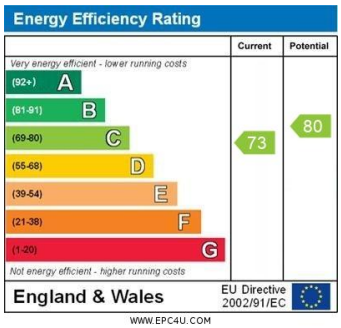
Approximate Gross Internal Area = 60.2 sq m / 648 sq ft
Garage / Shed = 18.2 sq m / 196 sq ft
Total = 78.4 sq m / 844 sq ft




**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.(ID1349369)






**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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