

OUTERWYKE ROAD

Felpham
West Sussex



£825,000 Freehold

A spacious, detached and beautifully presented 4-bedroom home

FEATURES:

- Detached house with 4 bedrooms & 3 bathrooms (two ensembles)
- Stunning open plan kitchen / dining / family room with sliding door to rear
- Large sitting room & further reception/study
- Utility & separate W.C.
- Ample off-road parking, 2 x EV charge points and garage
- Rear gardens with lawn and large terrace, shed and shaded seating area
- Fully renovated/extended in 2023 to include new roof, windows, doors and heating/electrics

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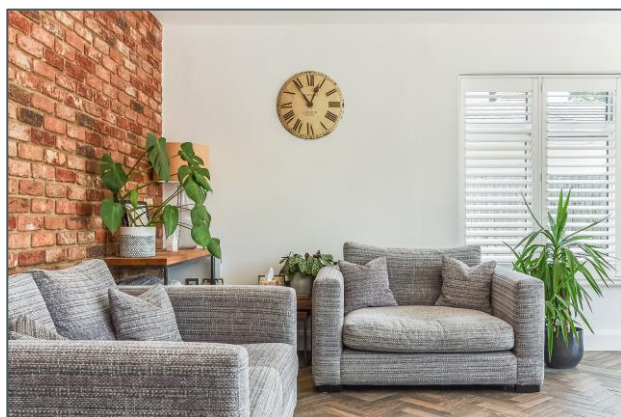
Felpham

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SITUATION

Situated on Outerwyke Road and close to the village centre, Felpham offers wide ranging amenities including choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun leisure centre with swimming pool, beaches, sailing and sports club. 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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DESCRIPTION

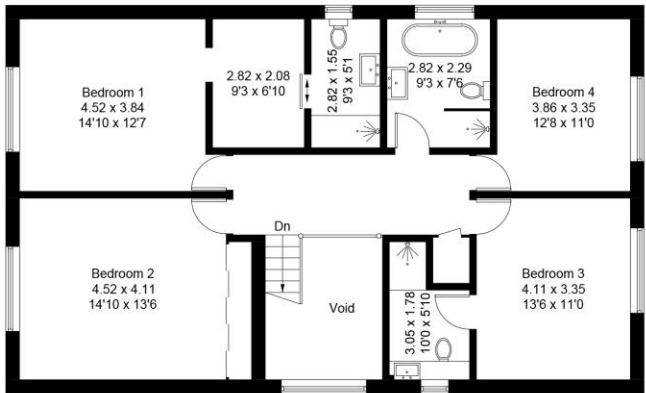
The front door opens into a stunning double-height entrance hall that spatially connects it with the first floor landing, creating a grand and light-filled entry. The entrance hall opens into the kitchen / diner / family room which spans the total rear width of the property and consists of a contemporary kitchen with fitted units and integrated appliances, a large island with storage and occasional seating and ample space for soft seating and more formal dining. With windows to both sides and one large sliding door to the rear, this living space is flooded with light and offers a great vista of the terrace and gardens. There is a utility room with door to the side, fitted storage and a sink and this leads through to a further reception space, currently used as a study. The property also benefits from a large living room at the front and a ground floor W.C. The wooden staircase wraps round and up to the spacious first floor landing which has doors to all rooms. The principal suite consists of a south facing bedroom with walk-through dressing area and an ensuite shower room. Bedroom 2, with fitted storage, also to the rear; Bedroom 3 with an ensuite shower room and Bedroom 4, both to the front of the property and a large family bathroom with bath and separate shower. All bedrooms are doubles.

The south facing rear gardens are fully enclosed, mainly laid to lawn with a large terrace adjacent to the rear of the property and wrapping around to the rear of the garage, ideal for outdoor dining/seating. There is a single garage with an up and over door and side door from the garden. At the rear of the garden is a shaded area with seats/firepit and shed. There are gates on both sides of the property from the rear garden, leading out to the driveway. At the front of the property, there is off-road parking for 10+ vehicles, 2 x EV chargers and access to the garage. We would highly recommend an inspection to appreciate the space and detailed finish of this wonderful property and gardens.

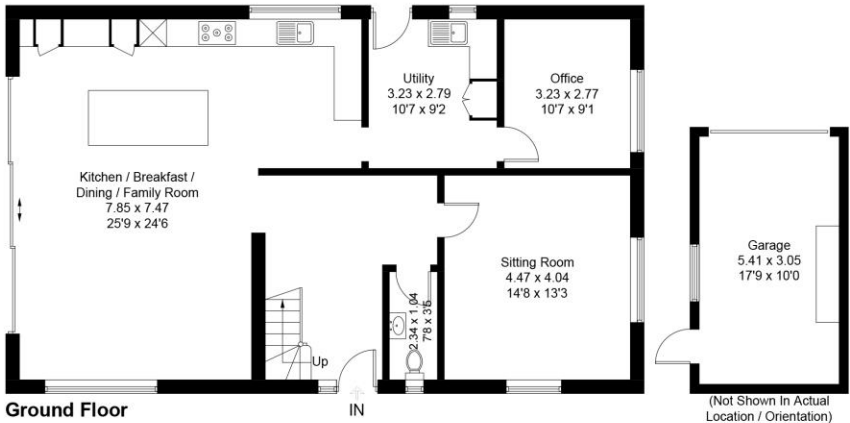


FLOOR PLAN:

Approximate Gross Internal Area = 201.9 sq m / 2173 sq ft
(Excluding Void)
Garage = 16.5 sq m / 178 sq ft
Total = 218.4 sq m / 2351 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

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.(ID1324158)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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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.