MINTON ROAD
The Beach Estate
Felpham, West Sussex

Bay Tree Estates







£495,000 Freehold

Semi-detached character property with versatile accommodation. Situated on a private beach estate and offered for sale with no forward chain.

FEATURES:

- 2 first floor bedrooms & shower room
- Ground floor bedroom 4/reception
- Ground floor bathroom
- Separate Dining Room/Bedroom 3 with door to rear
- Sitting room with fireplace and bay window to front
- Kitchen diner with door to rear
- Gardens front and rear

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SITUATION

The property is located on Minton Road on the Beach Estate, just a few paces from the promenade. It is close to Felpham village which offers wide-ranging amenities and a choice of schools, shops and public houses. The beach is a few paces away and in addition to a well-maintained tennis court on the Estate itself, there are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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

From the enclosed entrance porch there is a door to the Sitting Room which has a bay window to the front, window to side and fireplace. There is a door through to a further reception/bedroom 4, at the front of the property, and a door to the inner hallway into the kitchen diner which is at the rear of the property. It has a range of fitted units and space for appliances, space for dining and a door to the garden. There is a dining room/bedroom 3 at the rear of the property with a door to the garden and a ground floor bathroom. On the first floor of the property there are two good size double bedrooms, both with eaves storage, and a shower room with W.C.

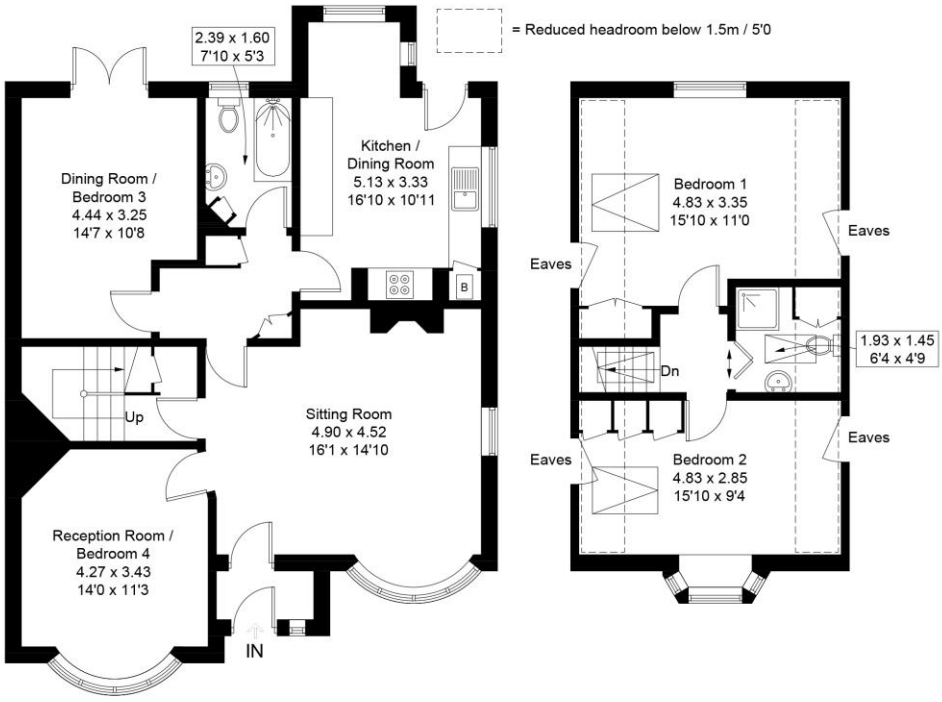
The rear garden is mainly laid to lawn, with a good size decked area adjacent to the rear of the property. There is a hard standing at the rear of the garden ideal for a summerhouse, shed or storage. There is side access to the front of the property where there is a pretty garden with path to the front door.





FLOOR PLAN:

Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft



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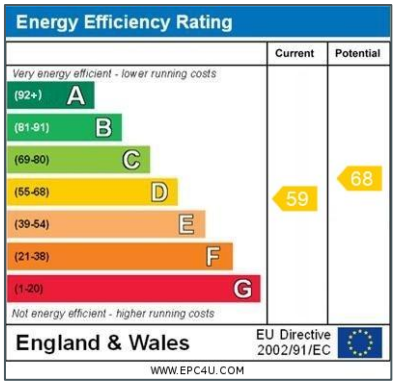

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, 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.

In 2012 this property took in water after local flooding.