

FLANSHAM PARK

Felpham

West Sussex



£475,000 Freehold

Well-presented detached 4-bedroom house in popular location and offered for sale with no forward chain

FEATURES:

- Fitted kitchen & open plan family/dining room
- Sitting room opening into Conservatory
- 4 bedrooms, family bathroom & ensuite shower room to bedroom 1
- Garage & utility room
- Enclosed rear gardens with lawn, terrace & shed
- Short walk to village, schools and the beach

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SITUATION

The property is situated on Flansham Park, 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 doctors 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

107 Flansham Park is a detached family home situated in a popular area of Felpham. The accommodation comprises of enclosed entrance porch opening into entrance hall which leads to the spacious family/dining room which has sliding doors to the rear garden and a door through to the kitchen. The kitchen has a range of fitted units and space for appliances and gives access to the 17ft utility /boot room with door to the side (previously garage). The sitting room has a front aspect, feature brick fireplace and double doors to a good size conservatory with panoramic views of the garden. The property also benefits from a ground floor W.C. On the first floor there are three double bedrooms, all with fitted storage, a smaller fourth room, a family bathroom and bedroom 1 has an ensuite shower room. The rear garden is a good size, mainly laid to lawn, fully enclosed, with some matures shrubs and rear boundary, and a good size terrace adjacent to the rear of the house. At the front of the property are further lawned areas with tree/shrubs, access to the single garage, and off-road, dual driveway with parking for two cars. This property is being offered for sale with no forward chain.

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



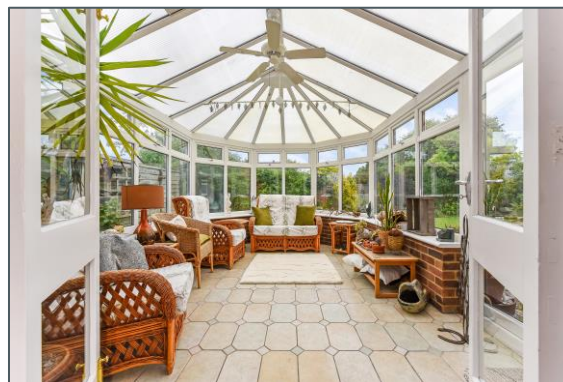
FLOOR PLAN:

Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 164.2 sq m / 1767 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1212814)



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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