

## OUTERWYKE ROAD

Felpham

West Sussex



## £400,000 Freehold

**OFFERED FOR SALE WITH NO FORWARD CHAIN. Large open plan reception space. Three bedrooms. SECLUDED GARDEN. Off-road parking and GARAGE.**

### FEATURES:

- Open plan kitchen dining room and garden room
- Sitting Room with fireplace
- Ground floor W.C.
- 3 first floor bedrooms & family bathroom
- Enclosed rear gardens with lawn, terrace and summerhouse
- Front garden and off-road parking for several vehicles
- Large loft space

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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

From the enclosed entrance porch, the front door opens into a good size entrance hall. There is a door through to the sitting room with fireplace and this opens to the impressive kitchen diner. There is a central island unit with induction hobs, a range of modern fitted units and a double eye-level microwave and combination ovens. This in turn opens to the garden room with vaulted ceiling with roof lights. With an outlook and French doors to the rear garden, and a side door leading out to the driveway. There is a useful ground floor W.C. On the first floor of the house, there are two double bedrooms and a single bedroom, all with fitted cupboards. The modern family bathroom has bath, with shower over, and a W.C. and wash hand basin. There is also a great size loft space with three roof lights.

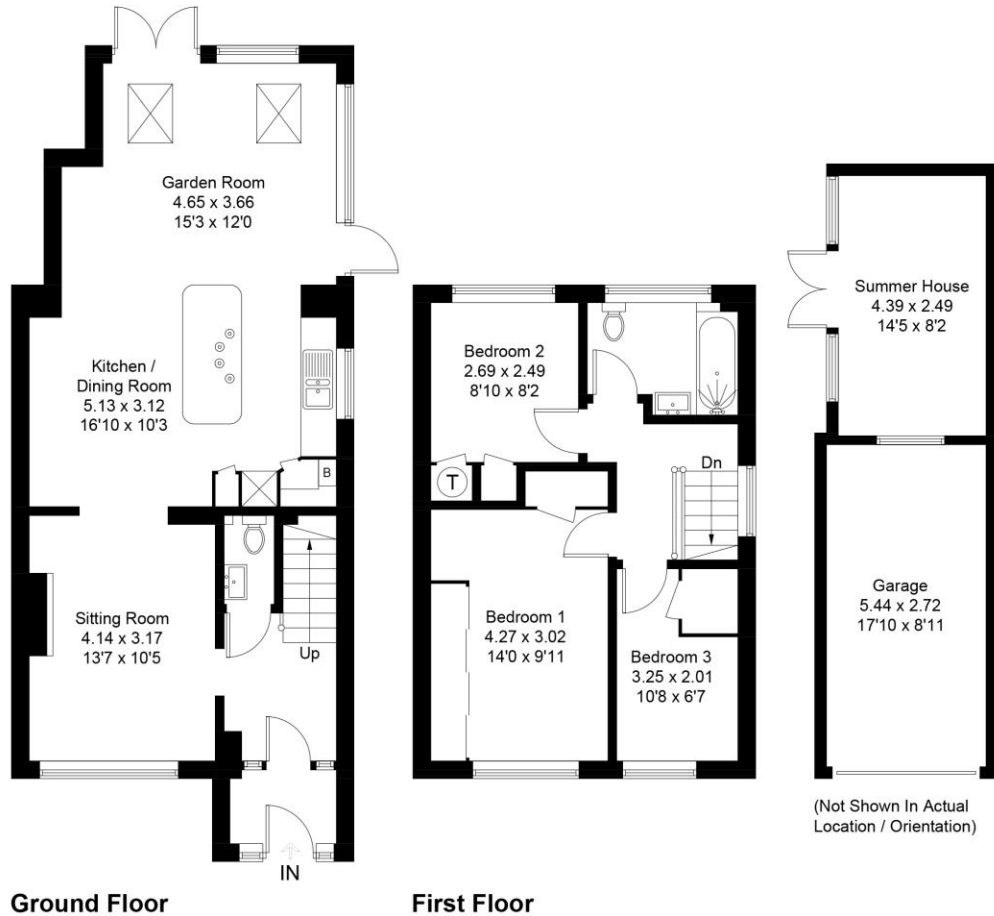
At the rear of the property is a thoughtfully planted garden with a high degree of privacy, a lawn and mature boundaries. There is a detached summerhouse and a terrace adjacent to the rear of the property. There is a garage with metal up and over door, accessed from the driveway. At the front of the house, there is a good size driveway with off-road parking for several vehicles and a professionally designed, low maintenance front garden.

We would highly recommend an internal and external inspection of this well-presented and spacious family home and garden.



# FLOOR PLAN:

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft  
 Garage / Summer House = 26.1 sq m / 281 sq ft  
 Total = 127.2 sq m / 1369 sq ft



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. (ID1242445)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



**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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