

KINGFISHERS, LONGBROOK

Felpham

West Sussex



Offers in Excess of £550,000 Freehold

A unique and contemporary beachside house, close to all village amenities and with far reaching views of the sea & coastline

FEATURES:

- Three double bedrooms (first floor)
- Ground floor utility/shower room with W.C.
- Kitchen diner with bi-fold door to south facing balcony
- Living / Dining Room with bi-fold door to south facing balcony
- Enclosed and secluded rear garden with terrace
- Off-road parking, Garage & Store
- Direct views of the sea & coastline

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SITUATION

The property is situated in Longbrook, and forms part of an exclusive group of properties. Tucked just off Sea Road, Kingfishers has direct sea views, and is just a few minutes' walk to the beach, Longbrook Park and the heart of Felpham village which offers a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester 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. 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

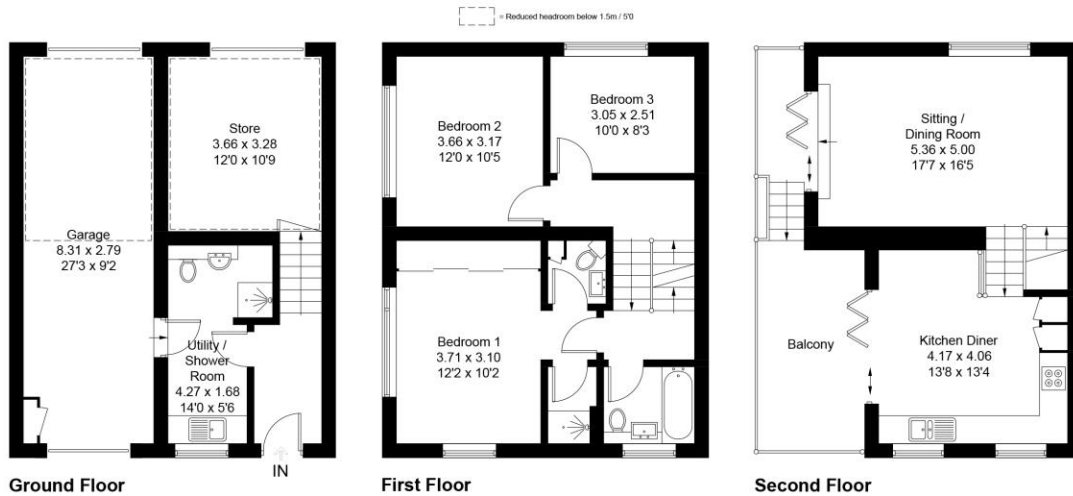
The front door opens into a good size hallway with a door through to the useful utility & shower room with W.C. This has a door through to the 27ft long garage which has an electric roller doors at front and further access from the rear. The first floor has three double bedrooms, all with sea views, and a family bathroom. The principal room has an ensuite shower and separate W.C. and a range of fitted wardrobes. Moving to the second floor is the spacious, light and bright 17ft living / dining room with amazing views of the coastline and bi-fold doors to the south facing balcony. There is a further set of stairs up to the contemporary kitchen diner, which has a range of fitted units, integrated appliances and ample space for dining. There are bi-fold doors to access a large south facing balcony making it an ideal place for occasional seating and dining, to enjoy the panoramic coastal views,

There is a secluded, artificially lawned garden, to the rear which is fully enclosed, with a terrace adjacent to the property and access to the garage and a further 12ft x 10ft store. There is gated side access to the front of the property where there is private, off-road parking. We would highly recommend an internal inspection of this property to appreciate the contemporary presentation and layout, as well as the unique location and position of the property.



FLOOR PLAN:

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft
(Including Garage)



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. (ID1290143)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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