BINSTED AVENUE
Felpham
West Sussex







£375,000 Freehold

Beautifully presented end of terrace, three-bedroom home, in popular location and easy reach of all village amenities and offered for sale with no forward chain.

FEATURES:

- Three bedrooms & family bathroom
- Stunning open plan kitchen / dining / family room
- Study/snug
- Ground floor W.C.
- Secluded gardens with summer house
- Offered for sale with no forward chain
- Garage en bloc (with side access from garden)

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SITUATION

The property is situated in a recessed crescent of Binsted Avenue, a quiet location, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. 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.





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DESCRIPTION

The front door opens into the entrance hall with cloaks cupboard and a door to the snug/study which has front aspect and versatile usage, and a door to the W.C. The stunning, light and bright kitchen / dining / sitting room runs across the total rear width of the property and provides a superb open plan reception space. The kitchen area consists of a range of fitted units and integrated appliances, a fabulous moveable island, ideal for occasional seating/dining; space for further formal dining and a great size sitting room area with bay window to the rear. There are also double doors to the rear garden. On the first floor there are two double bedrooms, both with fitted storage and a third bedroom/study. The family bathroom has a bath, with shower over, W.C and wash hand basin.

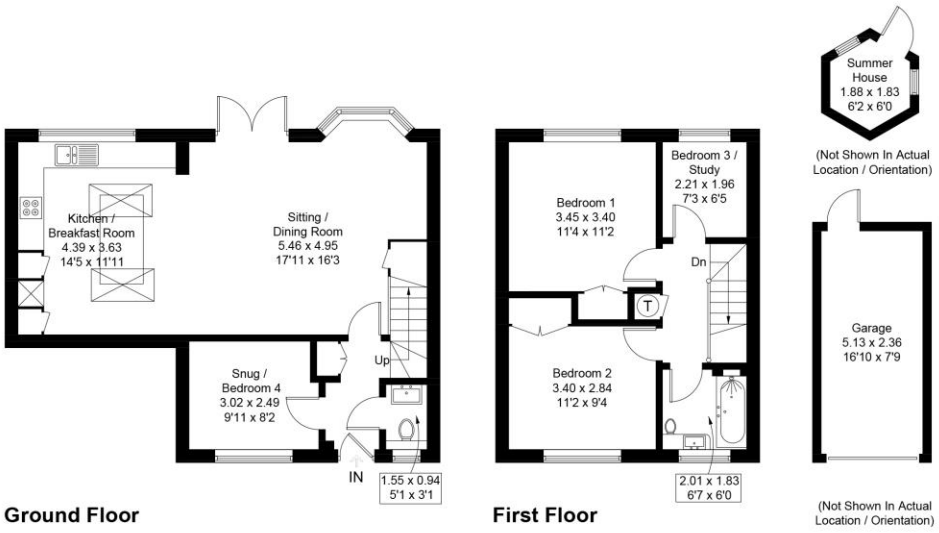
At the rear of the property is a pretty, detailed garden with an area of lawn, a good size terrace adjacent to the rear of the property which runs to the rear of the garden where there is a good size seating area with pergola. There is also a summer house and a side door to the garage (accessible from Leopold Close) and a gate to the front of the property. This property and garden have been beautifully presented and provide an excellent example of a turn-key property with contemporary features and flexible living space and we would highly recommend an internal & external inspection.



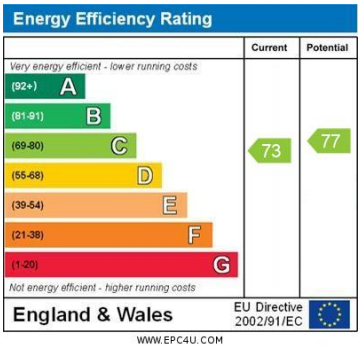


FLOOR PLAN:

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft
Garage / Summer House = 15.1 sq m / 162 sq ft
Total = 111.9 sq m / 1204 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.

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