

FINDON DRIVE

Felpham

West Sussex



£300,000 Freehold

Semi-detached, 2-bedroom bungalow in a quiet cul-de-sac and offered for sale with no forward chain

FEATURES:

- Fitted Kitchen
- Sitting room with bay window to front
- 17ft x 8ft conservatory
- 2 bedrooms, shower room & separate W.C.
- Garage with power and light
- Enclosed south facing rear garden
- Driveway parking
- Short walk to bus stop, doctor surgery and park

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SITUATION

The property is situated in Findon Drive, 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 doctor's 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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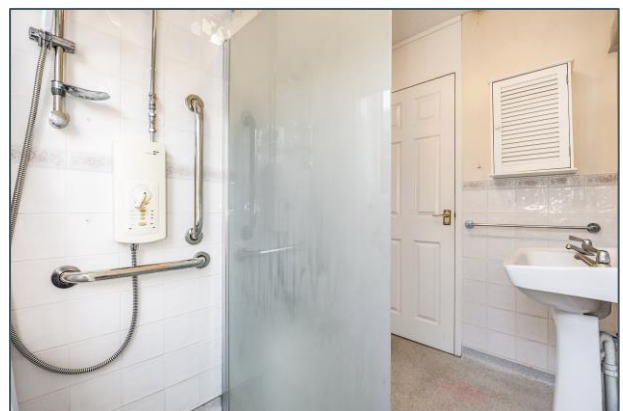


DESCRIPTION

46 Findon Drive is a 2-bedroom bungalow with pretty gardens and benefitting from the following accommodation; a kitchen with fitted units, space for appliances and door to the conservatory. A spacious sitting / dining room with bay window and view over the front garden. There are two good size bedrooms, bedroom 1 has fitted cupboards and there is a shower room and separate W.C. At the rear of the property is a good size conservatory spanning the width of the bungalow and offering views of the garden.

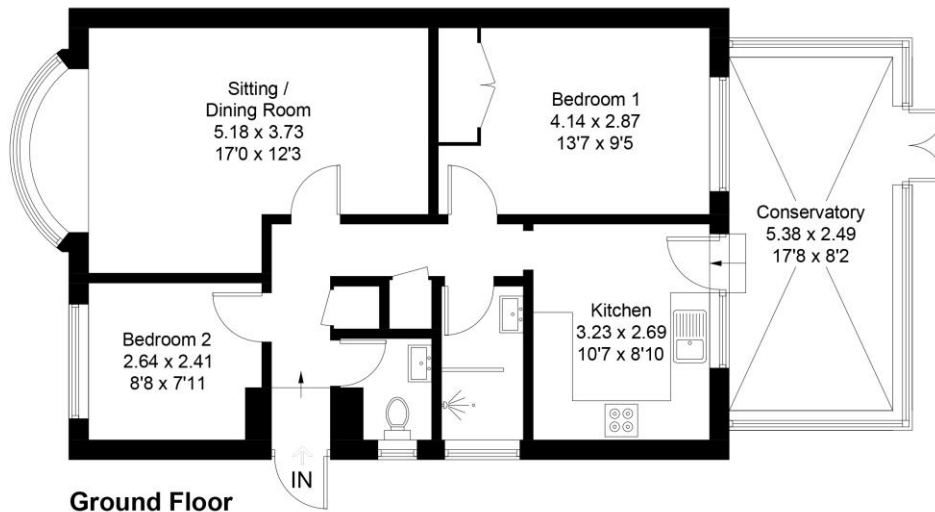
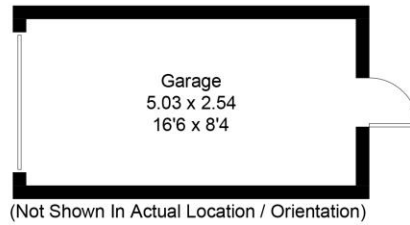
The enclosed, south facing gardens are mainly laid to lawn, with a terrace adjacent to the rear of the property and borders containing a selection of mature plants and shrubs. There is a door to the garage which has power and light and a gate giving access to the front where there is driveway parking for several vehicles and a lawned front garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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		



FLOOR PLAN:

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 88.2 sq m / 949 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1270815)



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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