

THE GROVE
Felpham
West Sussex



£725,000 Freehold

A beautifully presented, spacious & stylish home in a popular location, a few minutes' walk to the beach and village

FEATURES:

- Kitchen / Breakfast Room & Utility Room
- 26ft Sitting / Dining Room with bay window to front
- Study / Bedroom 4
- Conservatory with doors to garden
- 3 first floor bedrooms, (bedroom 1 with ensuite shower room) and family bathroom
- Driveway parking & 32ft long garage with W.C.
- Large rear garden with lawns & multiple terraces

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SITUATION

The Grove is located on the southern side of Felpham Village, a few minutes' walk to the beach and into the village where there are wide ranging amenities including a 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

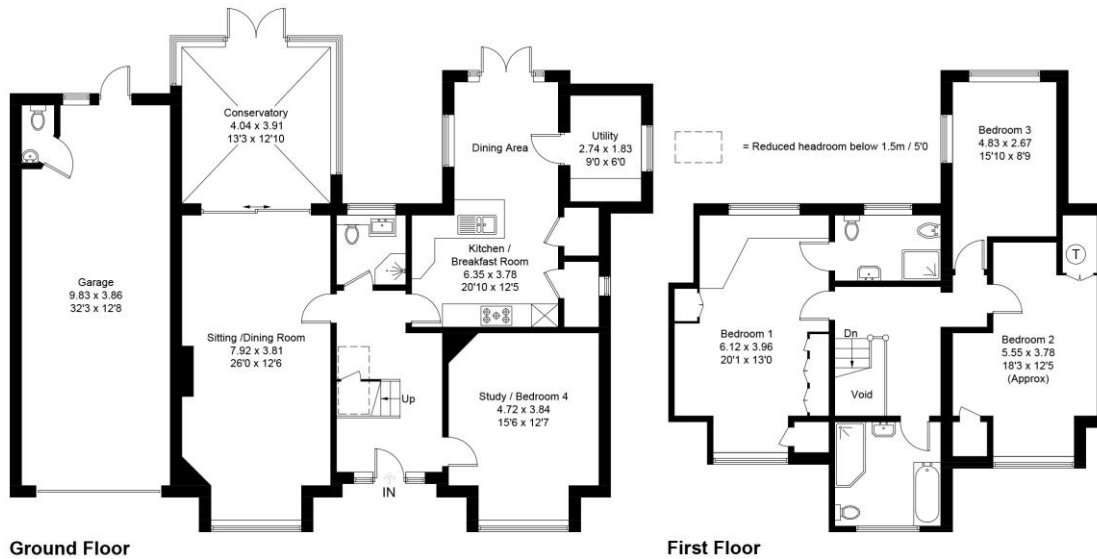
From the covered porch, the front door opens into a good size entrance hall with doors to all reception rooms. The sitting room has a feature fireplace and large bay window with front aspect, ample space for dining and sliding doors to a spacious conservatory with views of the garden and double doors to access it. There is a study or bedroom 4 and a ground floor shower room. The kitchen breakfast room has a range of fitted units and built-in oven/hob, with a large larder cupboard and separate boiler/drying room. There is ample space for occasional dining and double doors to the rear terrace. There is a door through to the utility room which has space and plumbing for white goods and additional storage space. On the first floor, are three double bedrooms. The master bedroom has windows to the front and rear, fitted cupboards and a large ensuite shower room. Bedroom 2 has a cupboard and front aspect and bedroom 3 has a dual rear aspect and there is a good size family bathroom with bath and separate shower.

At the rear of the property is a large garden, mainly laid to lawn, offering a good level of seclusion and a large terrace adjacent to the rear of the property ideal for outdoor seating and dining. There are also two terraces on either side of the garden and a further section with lawn, bed and paved/shingle area right at the end of the garden, where there is also a summerhouse/storage. There is a door at the rear of the 32ft long garage which also houses a W.C. and has an electric roller door onto the driveway which boasts parking for 4+ vehicles at the front of the property. We would highly recommend an inspection of this beautifully presented home to help appreciate the space both internally and externally.



FLOOR PLAN:

Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft
 (Excluding Void)
 Garage = 38 sq m / 409 sq ft
 Total = 227.4 sq m / 2448 sq ft



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. (ID1282024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		60	73
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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