

BALA CRESCENT

Felpham

West Sussex



£379,000 Freehold

A well-presented three-bedroom, semi-detached home with south facing garden, off-road parking and close to village amenities.

FEATURES:

- Contemporary kitchen
- Sitting / Dining Room with fireplace
- 3 first floor bedrooms & family bathroom
- Enclosed rear gardens with lawn, terrace and shed
- 26ft long carport
- Off-road parking for two vehicles
- Quiet cul-de-sac location

BALA CRESCENT

Felpham

West Sussex



SITUATION

Situated in a quiet corner of Bala Crescent; a cul-de-sac within walking distance of Felpham village's amenities which include 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).



BALA CRESCENT

Felpham

West Sussex



DESCRIPTION

The front door opens into an entrance hall with a door through to the sitting room with fireplace and bay window to front. This opens into the dining area which has sliding doors to the rear and a door through to the kitchen. The kitchen comprises of contemporary fitted units, fitted oven, microwave and extractor, integrated dishwasher, space for fridge freezer and a useful storage cupboard which also has plumbing for a washing machine and space for a tumble dryer. There is a window to the side and a door to the rear. 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, a W.C. and wash hand basin.

At the rear of the property is a pretty south facing garden with a terrace adjacent to the rear of the house, a lawned area and shed. At the side of the house is a 26ft long carport offering a good size covered area with double wooden gates opening to the front where there is driveway parking for two cars.

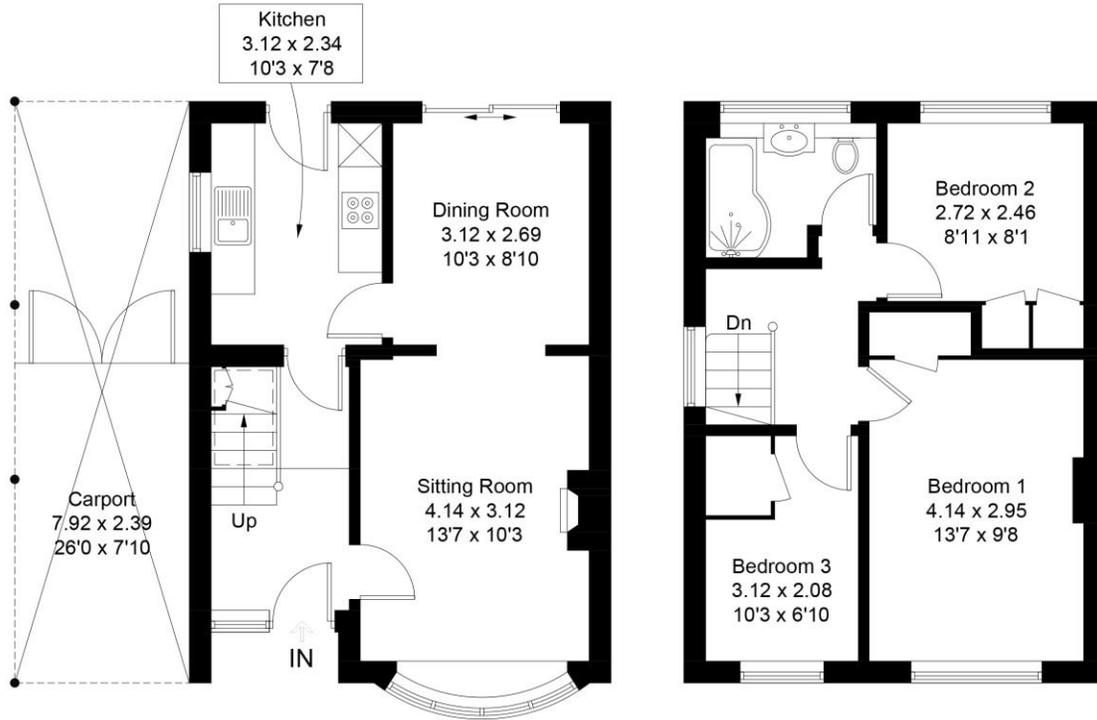


FLOOR PLAN:

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft
(Excluding Carport)



 = Reduced headroom below 1.5m / 5'0



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. (ID1266689)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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	
<small>WWW.EPC4U.COM</small>			



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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk