

## CULVER ROAD

Felpham

West Sussex



### £675,000 Freehold

Detached property with three double bedrooms, situated a few paces from the seafront and with first floor sea views. Offered for sale with no forward chain.

#### FEATURES:

- Well-presented prime location property with spacious and well-presented accommodation
- Office / playroom or potential ground floor bedroom
- Open plan kitchen dining room
- Double aspect sitting room with log burner and double doors onto the garden
- First floor master bedroom with en-suite bathroom, walk-in wardrobe & sea views
- Pretty gardens, driveway, garage and putting green in front garden

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## SITUATION

Culver Road is situated parallel to the promenade and just a few metres from the beach front and only a few minutes' walk from the sailing club, beach front eateries and the centre of Felpham Village which offers a wide range of amenities and a choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sports club and tennis courts. Barnham less than 5 miles away has a mainline train link to London and Arundel and Chichester are located within a 10-mile radius. The beautiful South Downs with its new National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

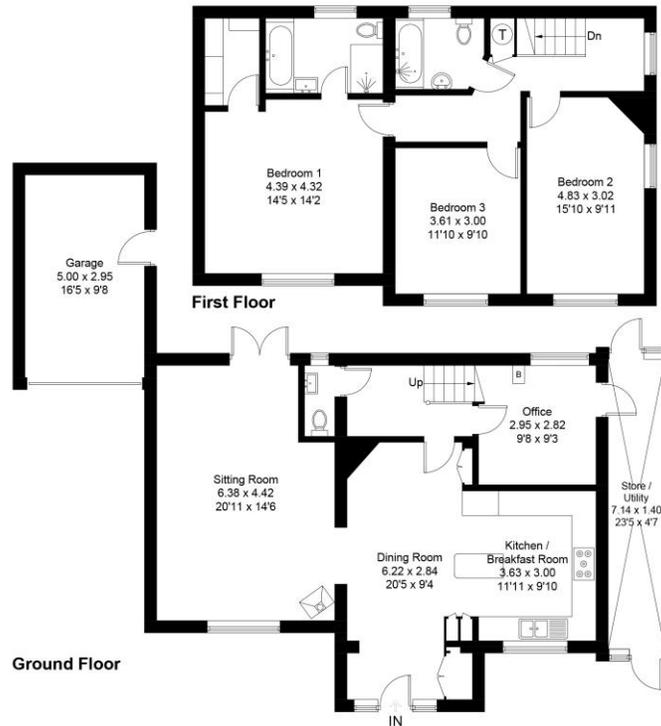
1 Culver Road is a fantastic, detached property with well-proportioned, flexible and versatile accommodation enjoying a superb location parallel to the promenade and beach front. The ground floor comprises of entrance hall leading to the open plan kitchen dining room with a central island and a range of fitted units and space and plumbing for a dishwasher. From the dining area the 20ft sitting room can be found. This room is double aspect with a log burner and a set of double doors that open onto the garden. The inner hallway at the rear of the property has a door to the office / playroom or ground floor bedroom 4 and this in turn has a door opening to the side utility area and store and there's a useful ground floor W.C. The first floor comprises of 2 south facing double bedrooms and a family bathroom. The master bedroom is a generous size with an en-suite bathroom and walk in shower and there's a large walk-in cupboard / dressing area. The rear garden has a lawn, terraced areas either side of the lawn and access to the garage. At the front of the property there is a driveway and a garage with electric remote roller door, power and light. The front garden also has a small putting green installed by Huxley Golf in 2021 and there is access back into the store/utility area from here.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



## FLOOR PLAN:

Approximate Gross Internal Area = 160.0 sq m / 1722 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 174.9 sq m / 1882 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. (ID1239286)



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.