MINTON ROAD
The Beach Estate
Felpham, West Sussex







£530,000 Freehold

A superbly located, detached bungalow, with versatile accommodation and offered for sale with no forward chain.

FEATURES:

- 3 bedrooms; Bedroom 1 with ensuite
- Family bathroom
- Sitting room with fireplace and doors to the sunroom
- Fitted kitchen opening to dining area
- South facing rear gardens
- Garage & Driveway

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SITUATION

The property is located on Minton Road on the Beach Estate, just a few paces from the promenade. It is close to Felpham village which offers wide-ranging amenities and a choice of schools, shops and public houses. The beach is a few paces away and in addition to a well-maintained tennis court on the Estate itself, there are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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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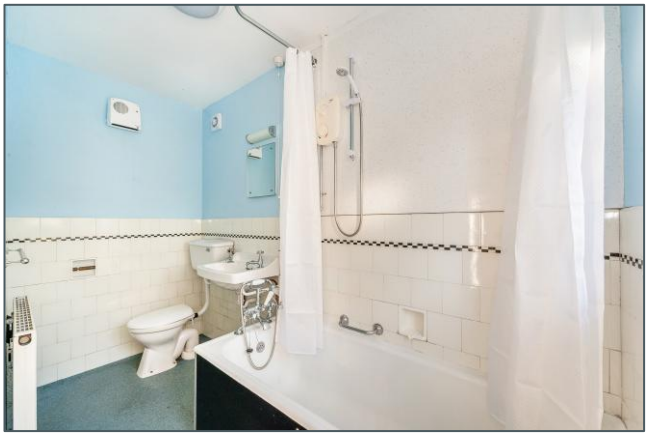




DESCRIPTION

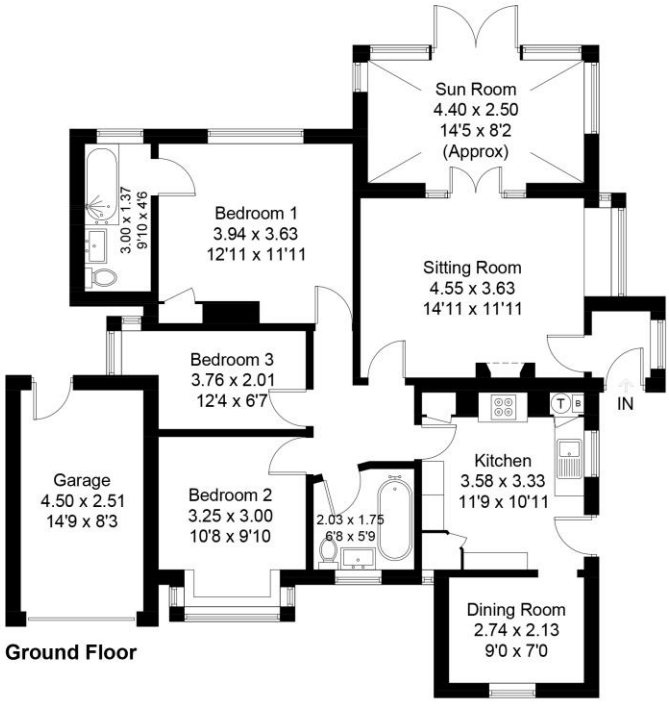
The front door opens into an enclosed porch which opens into the sitting room, which is located to the rear of the property and has double doors into the sunroom with lovely views over the gardens. The kitchen has a range of fitted units, space for appliances, a door to the front, and opens into the dining area, with front aspect. The spacious inner hallway gives access to all three bedrooms. Bedroom 2 is located to the front of the property, bedroom 3 to the side and bedroom 1 to the rear, with window over the gardens and an ensuite bathroom. There is also a family bathroom with W.C. There is a large loft space, accessible from the inner hallway, which is partly boarded. The south facing rear garden is mainly laid to lawn with mature shrub boundaries and provides a good level of seclusion. There is a gate to the side leading to the front of the property where there is also a single garage with up and over door and driveway parking in front. The property would benefit from some modernisation and we would highly recommend an inspection to appreciate the scope and location.



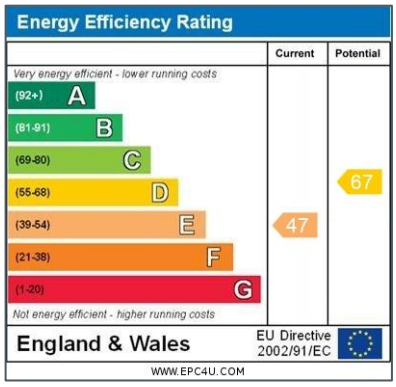


FLOOR PLAN:

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 109.0 sq m / 1173 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.