

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.

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 fireplace 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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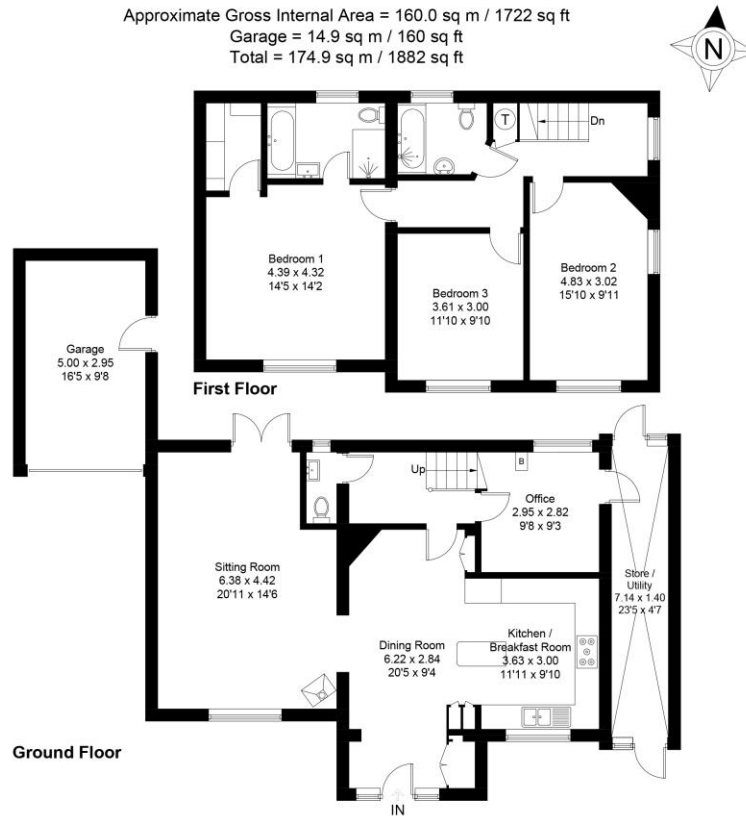
DESCRIPTION

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's access back into the store/utility area from here.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(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:



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