

ARUNDEL WAY

Elmer

West Sussex



£550,000 Freehold

Well-presented, light and bright chalet style property a few minutes' walk to the beach

FEATURES:

- Family room with bi-fold doors to rear garden
- Open plan kitchen to sitting room, family room & dining room/conservatory
- Four bedrooms and bathroom
- Pretty & enclosed rear gardens
- Driveway parking at front
- Quiet location, a few minutes' walk to the beach

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SITUATION

The property is situated on the Private Elmer Sands Estate in one of the desirable and quiet lanes within easy reach of the beach. Close by, the villages of Middleton-on-Sea and Felpham village offer 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, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester 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

A beautifully presented chalet style property in a sought-after location and offering versatile living space. From the front door, the porch leads into a very large reception room currently used as the sitting room with fireplace and stairs to the first floor. This opens into the contemporary kitchen breakfast room with a range of fitted units and a good size breakfast bar for occasional dining. The kitchen opens into another good size reception with bi-fold doors out to the rear garden and ideal as a family or dining room. There are two bedrooms on the ground floor (3 and 4), the family bathroom with corner bath and shower and a 16ft conservatory, currently used for dining with double doors to the rear. On the first floor there are two bedrooms (1 and 2), both triple aspect, one to front and one to rear and bedroom 1 has two fitted cupboards. At the rear of the property is a good size garden, mainly laid to lawn with several mature trees, shrubs and borders. There is a terrace adjacent to the property and a pathway to one side leading to the shed and side access to the front where there is ample driveway parking.

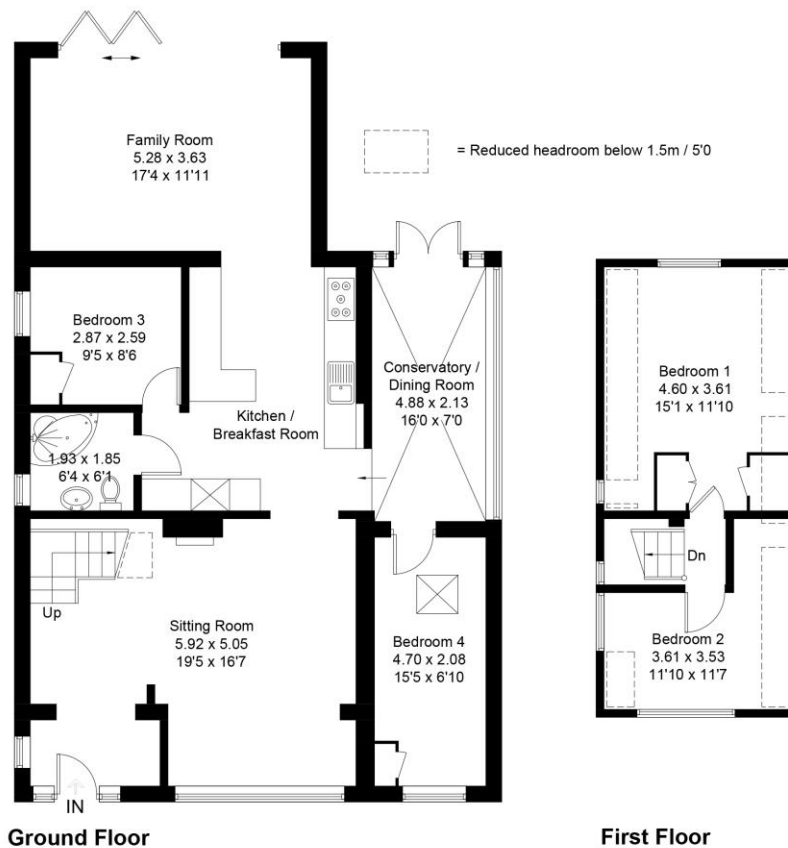
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
11 Arundel Way, Elmer PO22 6JH



FLOOR PLAN:

Approximate Gross Internal Area = 136.2 sq m / 1466 sq ft



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. (ID798647)



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