

LAUREN GARDENS

Felpham

West Sussex



£380,000 Freehold

A very well-presented, 4-bedroom semi-detached town house with over 2 years remaining on the warranty.

FEATURES:

- Modern townhouse with immaculately presented accommodation over 3 floors
- Kitchen breakfast room
- Sitting / Dining room with double doors to the conservatory
- Spacious second floor master bedroom with en-suite shower room
- 3 Further bedrooms and a family bathroom on the first floor
- Enclosed south facing rear garden with terraced area, driveway parking at the front and further parking at the rear

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SITUATION

The property is situated on a small private development of four homes that were constructed in 2012 and conveniently located within walking distance of the villages of Felpham and Middleton-on-Sea. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club and the house is located near to a private golf course. Barnham is 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

1 Lauren Gardens is a light, bright, family home with a great mix of spacious and versatile living space. The front door opens into the entrance hall and from here a door takes you into the fitted modern kitchen breakfast room and also the large sitting / dining room. From here double doors open to the conservatory which in turn leads to the garden. There is also a useful ground floor W.C. On the first floor, bedroom 2 and 3 are both doubles and there is a modern family bathroom and single bedroom 4. A further staircase leads to the second floor where the master bedroom with en-suite shower room can be found. The rear garden is south facing and has a good degree of privacy. There is a terraced area adjacent to the house, an artificial lawn, and a gate at the rear of the garden where there is extra parking. At the front of the property there is a driveway with off road parking for two vehicles. An internal inspection is a must to appreciate the quality and style this unique home has to offer.

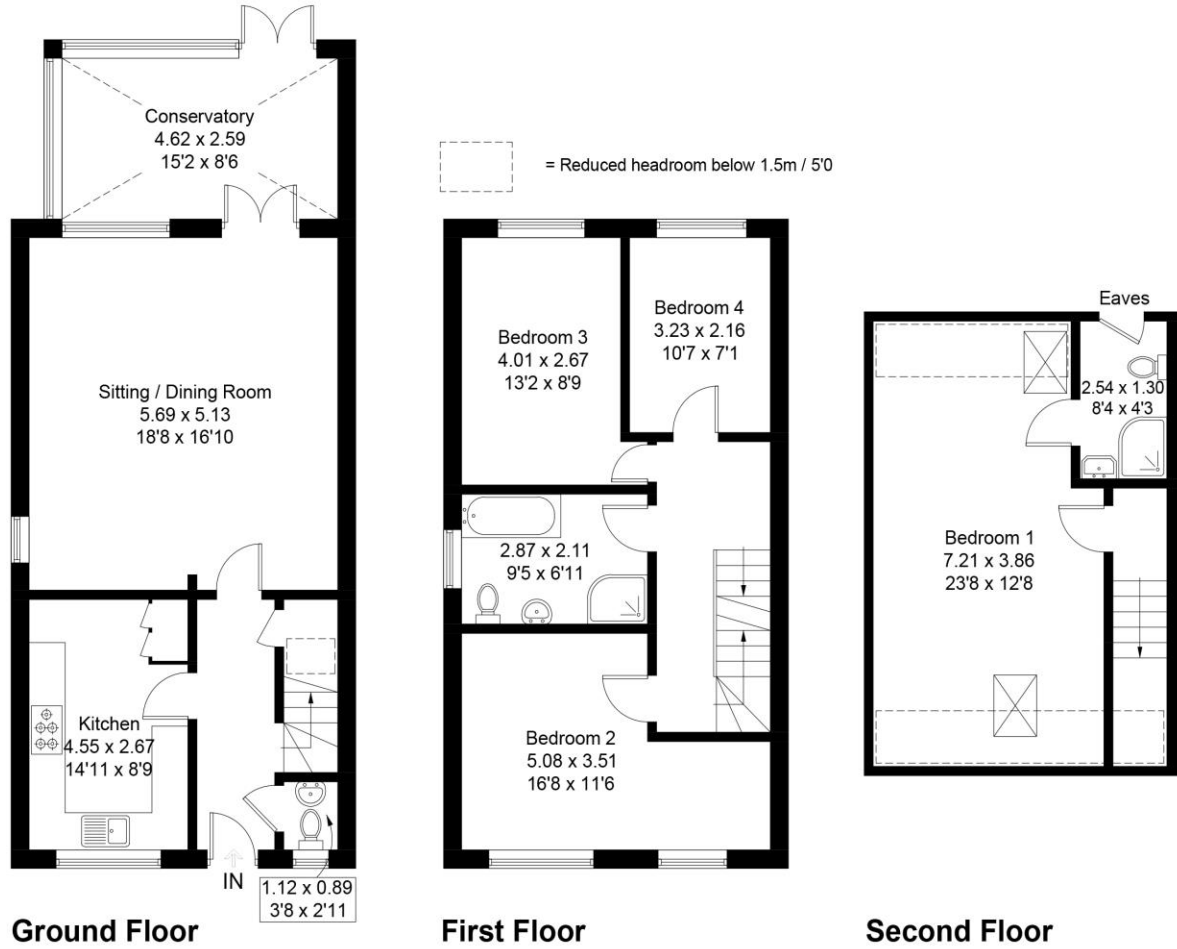
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			90
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
1 Lauren Gardens, Felpham, PO22 8EQ



FLOOR PLAN:

Approximate Gross Internal Area = 150.9 sq m / 1624 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.(ID642413)

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