

**RIFE WAY**  
Felpham  
West Sussex



## £350,000 Freehold

Very well presented semi-detached, two-bedroom bungalow offered for sale with no forward chain

### FEATURES:

- Modern fitted kitchen overlooking the rear garden
- Spacious sitting/dining room with bay window
- 2 Double bedrooms and family shower room
- Pretty, low maintenance rear garden with terraced area
- Driveway parking and garage
- Short walk to the village, beach and bus stop

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## SITUATION

The property is situated in Rife Way, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Felpham, Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

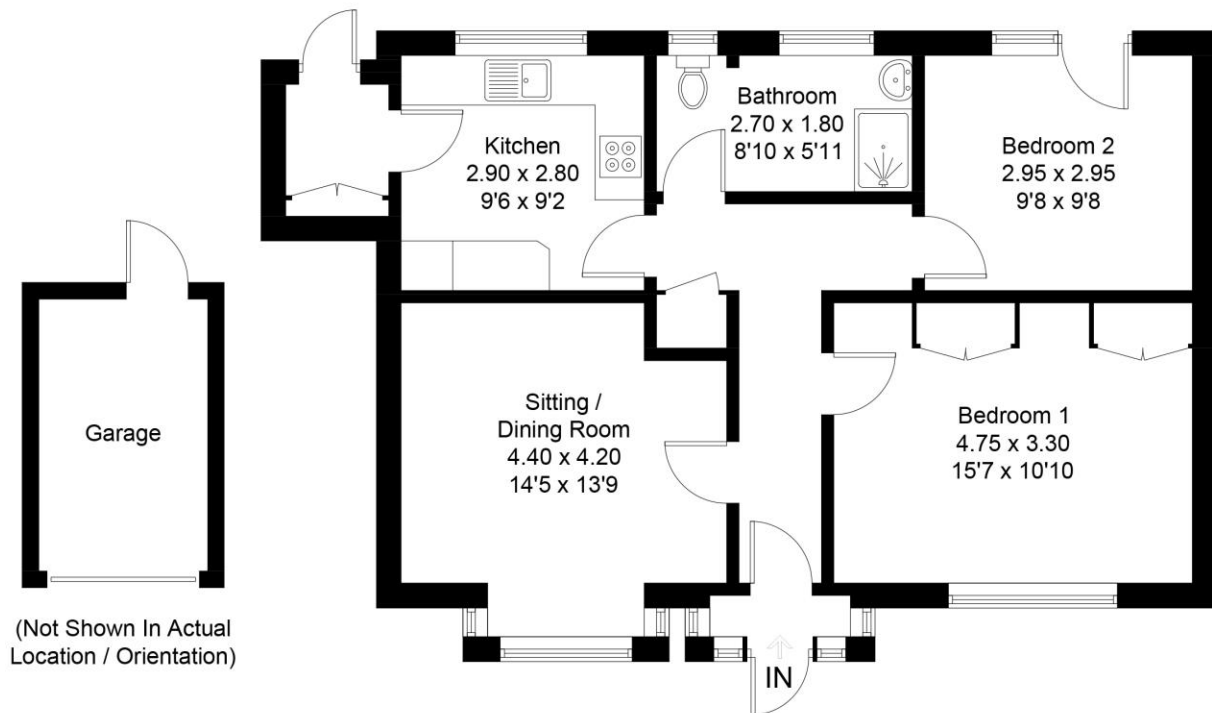
26 Rife Way is a semi-detached bungalow situated in a quiet, cul-de-sac, close to the village and beach. The accommodation comprises of enclosed entrance porch opening to the entrance hall. The sitting dining room at the front of the bungalow has a bay window and a pleasant outlook. Bedroom 1, a good size double, has a range of built-in storage, and bedroom 2, at the rear of the property, has a door onto the terrace. The family shower room is a good size. The modern kitchen has a range of fitted units and space and plumbing for a washing machine and a door to a rear lobby. The sunny rear garden is low maintenance and offers a good level of privacy. There is a single garage with driveway parking for several vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





## FLOOR PLAN:



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.(ID1241089)

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