

BURSLEDON CLOSE

Felpham

West Sussex



£335,000 Freehold

A well-presented 3-bedroom, semi-detached house in cul-de-sac location offered for sale with no forward chain.

FEATURES:

- Fitted kitchen with door to the back garden
- Open plan sitting / dining room with front and rear aspects
- 3 First floor bedrooms and family bathroom
- Enclosed, south facing gardens with lawn, decking & summerhouse
- Driveway parking at the front
- Newly fitted carpets

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SITUATION

The property is situated in Bursledon Close conveniently located a short walk from the village and beach. 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. 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

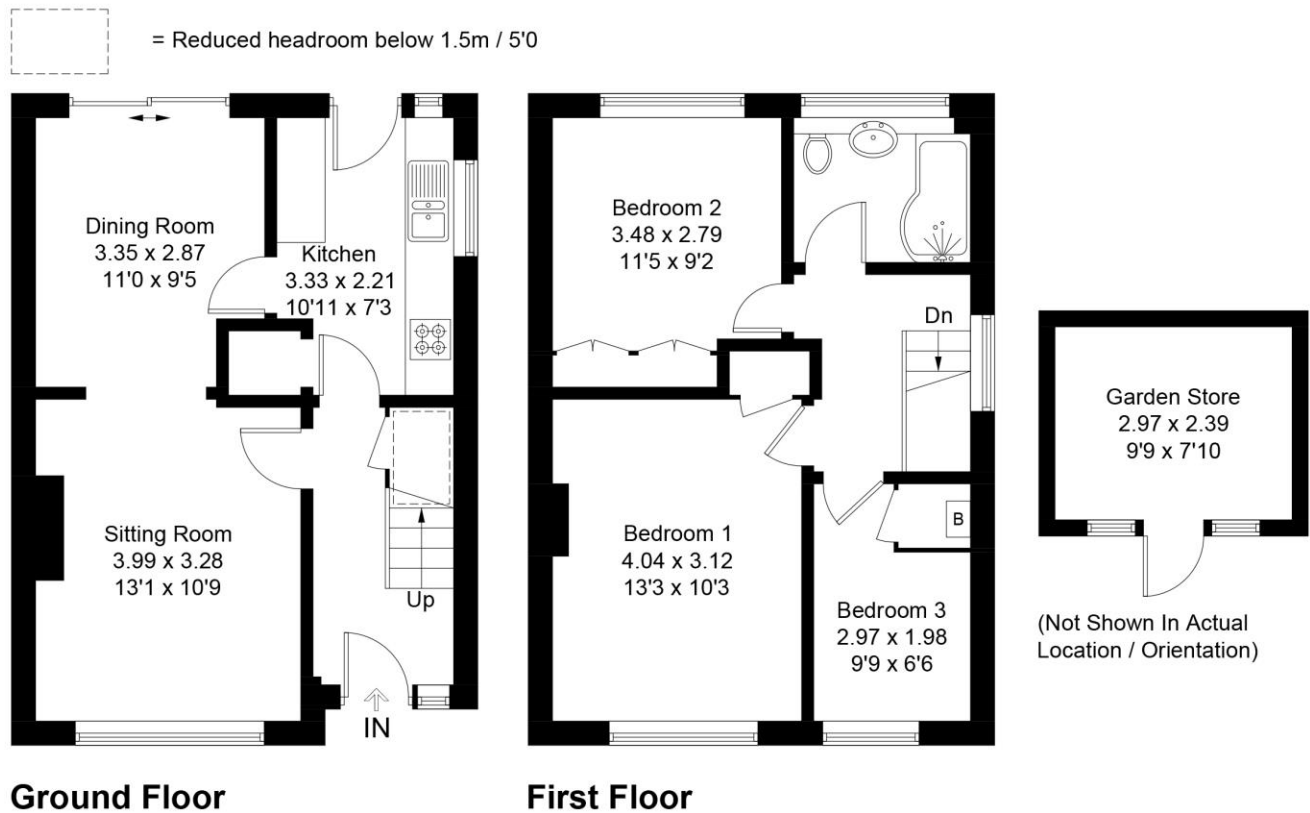
28 Bursledon Close is a well-presented home in a cul-de-sac location. The front door opens into the entrance hall with a door to the open plan sitting/dining room. The sitting room area has a large window to the front and the dining area, a large window to the rear, and a door into the kitchen. The kitchen has a range of fitted units, an oven and counter space for three white goods. There is a good size larder cupboard and a door back into the hallway and a door to the rear. On the first floor, bedroom 1, a good size double has front aspect and cupboard, bedroom 2, also a double, is at the rear of the property with built-in wardrobes and bedroom 3, a single, also has a cupboard. The family bathroom, with W.C. has a bath with shower over. The garden at the rear of the property is fully enclosed, south facing and offers a lawn, terrace and decking at the rear where the summerhouse is located. At the front of the house the driveway offers off-road parking and there is a side gate to access the rear garden. This property is offered for sale with no forward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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			



FLOOR PLAN:

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft
Garden Store = 7.1 sq m / 76 sq ft
Total = 84.8 sq m / 912 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.(ID1176983)

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