

MORNINGTON CRESCENT

Felpham

West Sussex



£365,000 Freehold

A well-presented 3 bedroom end of terrace house close to Felpham village & beach

FEATURES:

- Modern fitted kitchen with pleasant outlook
- Open plan sitting / dining room opening to the conservatory
- 3 First floor bedrooms and modern family bathroom
- Ground floor W.C.
- Enclosed gardens with lawn
- Garage in compound

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SITUATION

The property is situated in Mornington Crescent 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

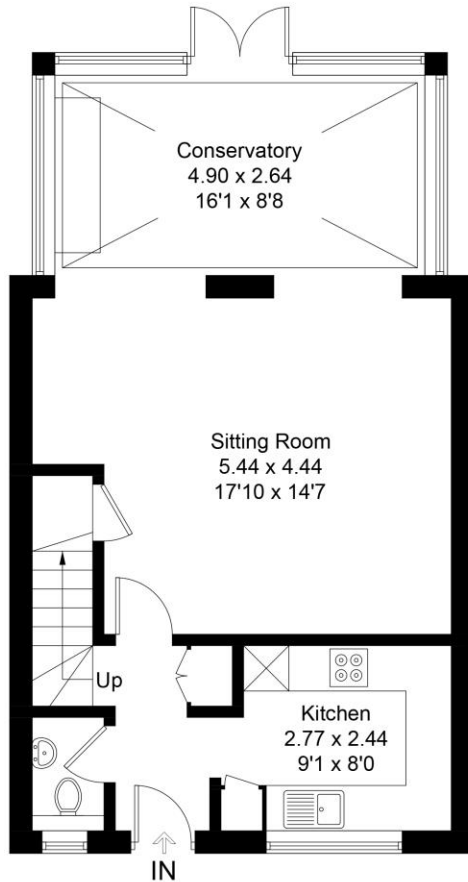
35 Mornington Crescent is a very well-presented home with spacious accommodation throughout. From the front door the entrance hall opens to the spacious sitting room which in turn opens to the superb conservatory which provides a great size space for dining and/or occasional seating. The kitchen, at the front of the house, has a range of fitted units, an integrated dishwasher, eye-level double fan oven and space and plumbing for a washing machine and tumble drier. On the first floor the master bedroom and bedroom 2 both benefit from built-in wardrobes and there is also a third bedroom. The family bathroom is a good size with a bath and shower over. The garden at the rear of the property is enclosed and mainly laid to lawn with tree-lined borders and a gate leading directly to the garage compound where the single garage belonging to No.35 can be found. At the front of the house is a lawn with a pathway to the front door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	[92+]		
B	[81-91]		
C	[69-80]		
D	[55-68]	71	83
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			

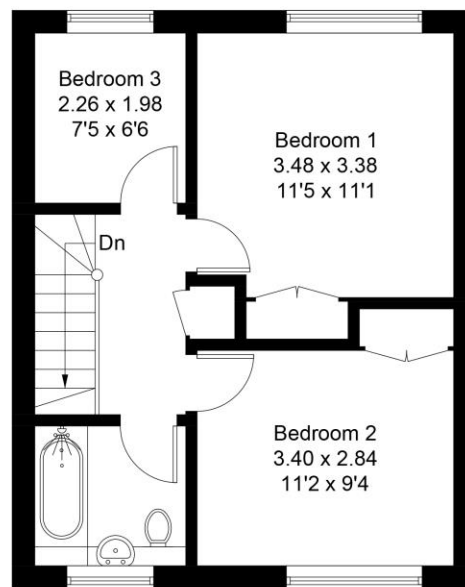


FLOOR PLAN:

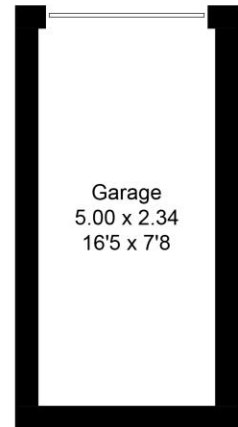
Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft
Garage = 11.7 sq m / 126 sq ft
Total = 104.7 sq m / 1127 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.(ID1097671)

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