

GLYNDE CRESCENT

Felpham

West Sussex



Guide Price £325,000 Freehold

A three-bedroom extended, semi-detached house in a quiet location

FEATURES:

- Kitchen breakfast room, playroom & conservatory
- Open plan sitting / dining room
- 3 First floor bedrooms and modern family bathroom
- Enclosed rear garden with terraced area
- Schools, beach and village all within walking distance

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SITUATION

The property is situated in Glynde crescent 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

43 Glynde Crescent is a well-presented home benefitting from spacious ground floor accommodation comprising of large entrance hall with W.C. and then the hallway leads to the open plan sitting room area which in turn opens to the dining room. From here the breakfast room, which can be accessed from the inner hall opens to the fitted kitchen and onto the playroom. At the rear of the house there is a conservatory which opens onto the garden. On the first floor there are three bedrooms, two with fitted wardrobes and a large modern family bathroom. The garden at the rear of the property is enclosed with a terraced area and then mainly laid to lawn. At the front of the house there is a brick paved driveway with parking for two cars and access to the side of the house where there are two sheds and a side path that leads to the rear garden.


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	70	
(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	

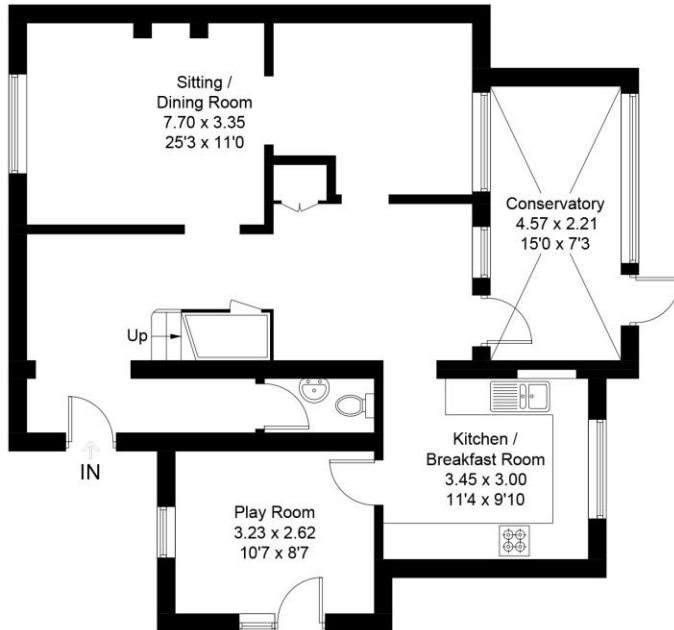
Address:
43 Glynde Crescent, Felpham, PO22 8HT



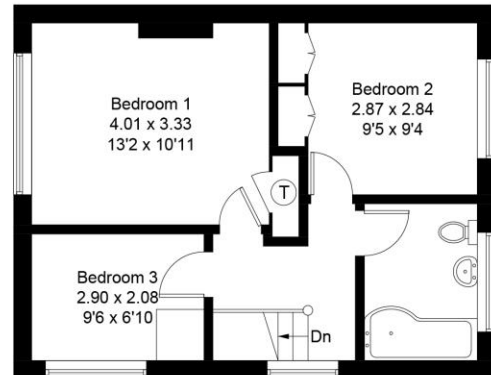
FLOOR PLAN:

Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID643677)

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