

## WOOD HILL WAY

Felpham

West Sussex



## O.I.E.O. £325,000 Freehold

A well-presented 3-bedroom semi-detached home with over 2 years remaining on the N.H.B.C. tucked away at the end of a quiet cul-de sac.

### FEATURES:

- Fitted modern kitchen breakfast room
- Spacious sitting room with double doors to the garden
- 3 Bedrooms - master with en-suite shower room and family shower room
- Enclosed rear garden with access to the garage
- Garage with parking in front

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## SITUATION

The property is situated at the end of a quiet cul-de-sac on a development of homes that were constructed in 2014 and conveniently located within walking distance of the village and seafront. 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 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

47 Wood Hill Way is a 3-bedroom semi-detached house with very well-presented and spacious accommodation. The ground floor comprises of entrance hall, W.C, fitted kitchen breakfast room with a built-in eye level oven and space for fridge freezer, washing machine and dishwasher. The light, bright spacious sitting room has double doors to the rear garden. On the first floor there are three bedrooms and a family shower room with large walk-in shower. The master bedroom benefits from an en-suite shower room and built-in cupboards. The garden at the rear of the property is completely enclosed, fitted with an artificial lawn and borders to each side and rear with a terrace adjacent to the property. There is also a door to the garage. At the front of the property there is a parking space directly in front of the property's single garage. The property benefits from over 2 years remaining of the 10-year N.H.B.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	

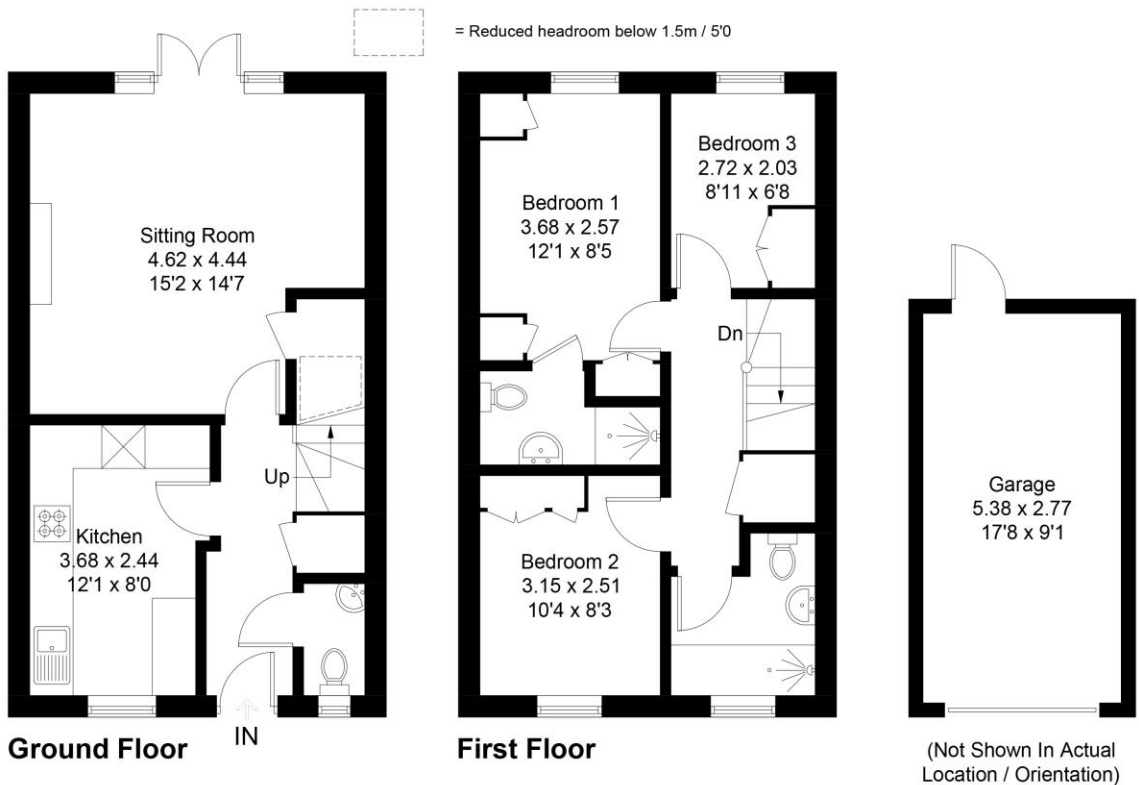
Address:  
47 Wood Hill Way, Felpham PO22 8GJ





# FLOOR PLAN:

Approximate Gross Internal Area = 78 sq m / 840 sq ft  
Garage = 14.8 sq m / 159 sq ft  
Total = 92.8 sq m / 999 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. (ID716061)



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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