

TRYNDEL WAY

Felpham

West Sussex



£625,000 Freehold

A handsome, detached house, located in a no-through road, a few minutes' walk to the beach and village

FEATURES:

- Large triple aspect Sitting Room
- Kitchen through to dining room and study area
- Garden Room with bi-folds to garden
- 3 double bedrooms
- Family bathroom
- Driveway parking & garage
- Wrap around gardens

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SITUATION

Tryndel Way, a no-through road, is located on the southern side of Felpham Village just a few minutes' walk to the beach and into the village, where there are a wide range of amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun leisure centre with swimming pool, beaches, sailing and sports club. 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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DESCRIPTION

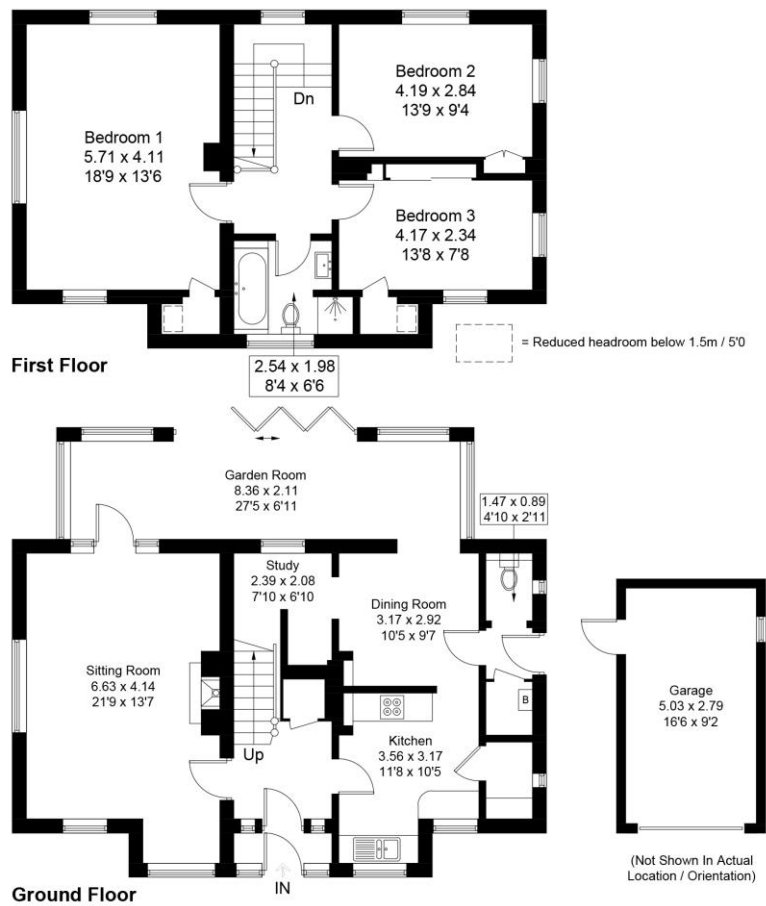
From the enclosed entrance porch, the front door opens into the entrance hall with parquet flooring and cloaks cupboard. There is a door to the bright and spacious sitting room which is triple aspect, with doors to the garden room, and a fireplace with log burning stove. On the other side of the house is the kitchen which has a range of wooden fitted units, space for appliances and a large walk-in larder. There is a door to the side, a storage cupboard and ground floor W.C. The kitchen opens through to a dining area and into a further area ideal for study/storage. The 27ft long garden room, accessible from both the dining area and sitting room, runs the width of the rear of the property and has bi-fold doors to the garden. On the first floor there are three double bedrooms, the master is triple aspect and 18ft in length with a storage cupboard, Bedrooms 2 and 3 are also doubles and both have cupboards. The contemporary bathroom has bath and separate shower, W.C. and wash hand basin.

The pretty and well-maintained gardens surround the property on all aspects. The front garden, secluded from the road, wraps round to the side - the largest area of lawn, and round to the rear with access to the garden room. There is a driveway to the front of the property and access to the single garage which also has a door to the side.

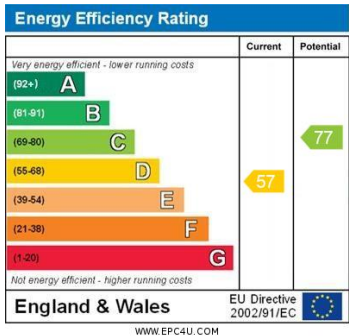


FLOOR PLAN:

Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 169.5 sq m / 1825 sq ft



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