

# ULLSWATER GROVE

Felpham

West Sussex



## £375,000 Freehold

A three-bedroom, semi-detached home on corner plot in quiet location with open plan kitchen dining room

### FEATURES:

- Open plan Kitchen / Dining Room
- Sitting Room with front aspect
- Garden room with door to terraced garden
- Ground floor W.C.
- 3 first floor bedrooms & family bathroom
- Enclosed gardens, garage and off-road parking
- Offered for sale with no forward chain

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## SITUATION

Situated on the corner of Ullswater Grove and Westmorland Drive and within easy reach of Felpham village's amenities which include 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

The front door opens into an entrance hall with a door through to the light and bright south facing sitting room and opens into the contemporary kitchen dining room. The kitchen area comprises of fitted units, oven and hob, integrated washing machine and space for fridge freezer. There is a good size breakfast bar, suitable for occasional dining/seating and a storage cupboard. The dining area has further fitted storage and sliding doors through to the garden room, and there is also a door from the kitchen area. The partially glazed garden room is ideal as a further seating or dining area and offers views of the side garden. There is also a ground floor W.C. On the first floor of the house, there are two double bedrooms and a single bedroom, all with fitted wardrobes/cupboards. The family bathroom has bath, with shower over, a W.C. and wash hand basin.

The property has pretty, wrap around, southern and westerly front and side gardens, with a low-level fence. There is an enclosed, low maintenance terraced garden to the other side of the property with a door to the single garage. Driveway/off-road parking is in front of the garage, accessed from Westmorland Drive. This property is offered for sale with no forward chain and we would highly recommend an internal inspection to appreciate how well the property has been cared for.



# FLOOR PLAN:

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 102.4 sq m / 1102 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. (ID1295183)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



**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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