

## NEWLYN

Minton Road, The Beach Estate  
Felpham, West Sussex



## O.I.E.O. £550,000 Freehold

Beautifully presented, detached, three-bedroom house on the sought after private Beach Estate with south facing garden having recently been re-configured and completely re-furnished

### FEATURES:

- Detached 3 bedroom home with sea glimpses from the master bedroom and balcony
- Separate sitting room with doors to the dining area
- Newly fitted kitchen dining room with doors to the terrace & garden
- Enclosed, pretty south facing rear gardens
- Driveway parking, garage and conservatory

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## SITUATION

The property is located on Minton Road on the Beach Estate. It is close to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and in addition to a well-maintained tennis court on the Estate itself, there are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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 new National Park status offer a host of leisure and outdoor pursuits and activities.



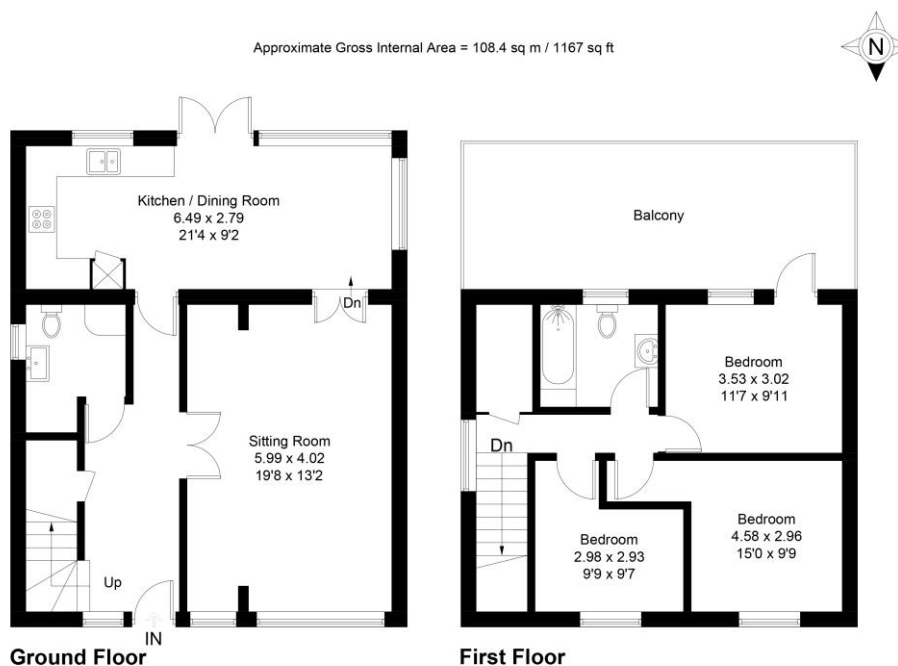
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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### DESCRIPTION

20 Minton Road is in a prime location with beautifully presented accommodation throughout comprising a spacious entrance hall, opening to the dual aspect sitting room with a set of double doors that open to the dining area at the rear of the house. The newly fitted kitchen has a range of integrated appliances and a set of double doors from the dining area onto the terrace and garden. There's a brand new ground floor shower room with W.C and space and plumbing for a washing machine. On the first floor the master bedroom has sea glimpses and door to the south facing balcony. Bedrooms 2 and 3 are at the front of the house and have a pleasant view of the estate's tennis court. There's a brand new family bathroom and a useful storage cupboard accessed from the landing. The entire property has been finished to a high standard and benefits from new flooring throughout along with a new central heating system, new electrics and double glazed throughout. At the front of the property the private driveway offers off road parking for 3 cars. In our opinion it is certainly worth an internal inspection to appreciate the standard of finish and the space this superb home has to offer.



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