

WISH FIELD DRIVE

Felpham

West Sussex



£240,000 Freehold

Well-presented two-bedroom coach house situated on the Blakes Mead residential development.

FEATURES:

- Fitted Kitchen
- Open plan Sitting/Dining Room with Juliette balcony
- Two double bedrooms, master with en-suite & family bathroom
- Single garage
- Ideal investment opportunity or first purchase
- Built-in storage in master bedroom

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SITUATION

The property is situated on the development of homes that were constructed in 2013 and conveniently located within walking distance of the village and further onto the beach 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

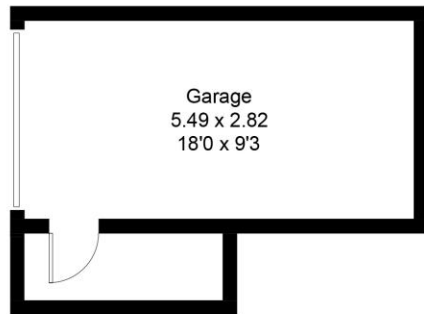
Bay Tree Estates is delighted to offer for sale this well-presented coach house which is situated on Wish Field Drive. The property has been well maintained and there is also the benefit of gas fired central heating and double-glazed windows. The property briefly comprises; front door to the entrance hall with stairs to the first-floor landing and all accommodation. The light and bright living / dining room with Juliette balcony opens to the modern fitted kitchen. The master bedroom benefits from an en-suite shower room and bedroom two is also a double. There is a contemporary family bathroom also accessed from the landing. At the rear of the property is the single garage, which has an up and over door, power and light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



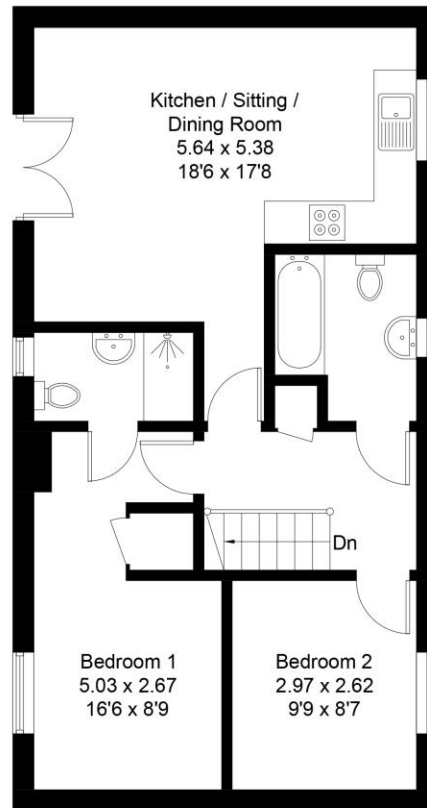
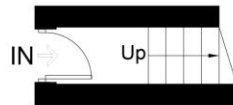
FLOOR PLAN:

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 78.9 sq m / 849 sq ft



Garage
5.49 x 2.82
18'0" x 9'3"

(Not Shown In Actual
Location / Orientation)



Kitchen / Sitting /
Dining Room
5.64 x 5.38
18'6" x 17'8"

Bedroom 1
5.03 x 2.67
16'6" x 8'9"

Bedroom 2
2.97 x 2.62
9'9" x 8'7"

Ground Floor

First Floor

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. (ID1017293)



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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