

GORSE AVENUE

Felpham

West Sussex



£425,000 Freehold

A very well presented, semi-detached, chalet style home with flexible & spacious accommodation

FEATURES:

- Semi-detached 4-bedroom home, in quiet cul-de-sac location
- Modern fitted kitchen breakfast room
- 25ft long, open plan, Sitting / Dining room
- 2 Ground floor bedrooms & 2 first floor bedrooms
- Ground floor Shower Room & first floor bathroom
- Driveway parking & pretty south facing garden

GORSE AVENUE

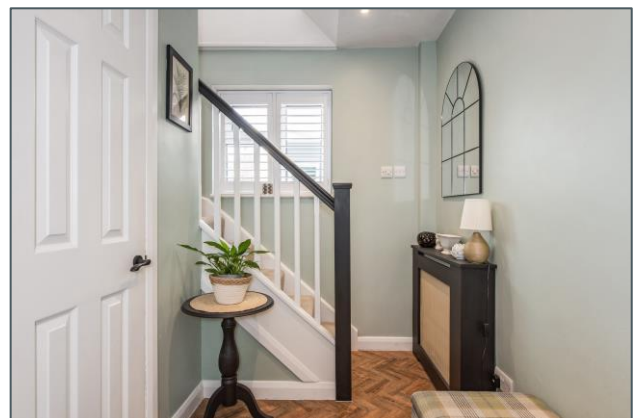
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SITUATION

The property is located on Gorse Avenue and forms part of the Private Hurstwood Estate which is close to Felpham village and offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and there are also many 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 National Park status offer a host of leisure and outdoor pursuits and activities. 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

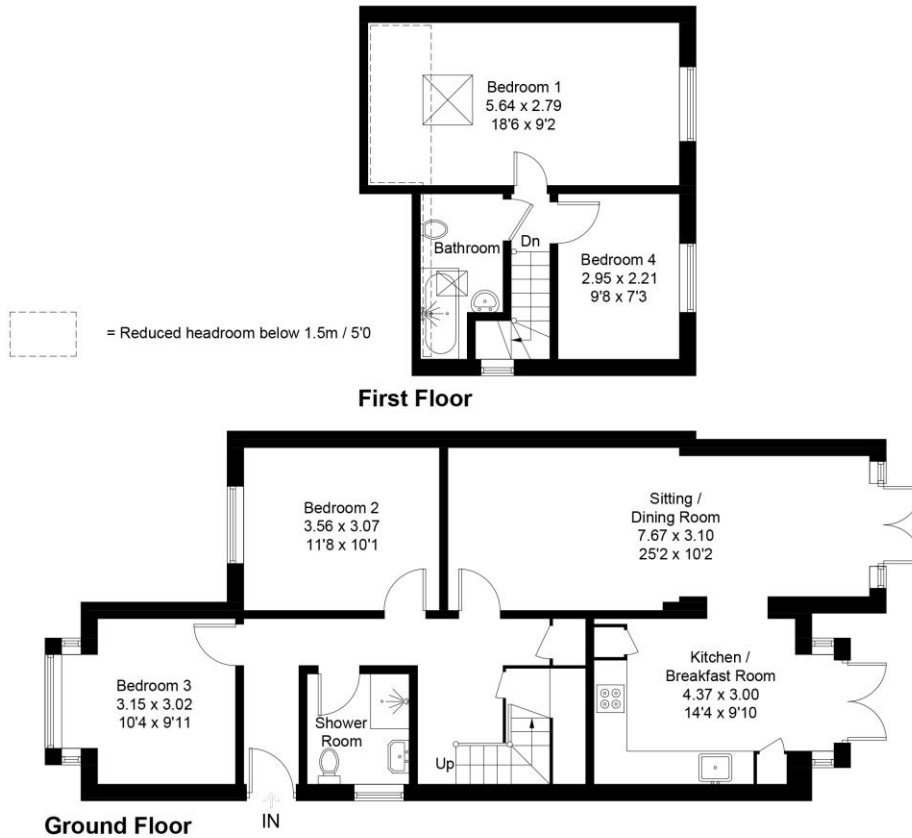
22 Gorse Avenue is a semi-detached house located in a quiet and popular location. From the front door and inner hallway there are doors to the two ground floor bedrooms, both doubles and with front aspect and there is a contemporary ground floor shower room with W.C. Toward the rear of the property is a 25ft long sitting /dining room which is light and bright, with double doors to the rear. This leads through to the kitchen breakfast room which has a range of fitted units and integrated appliances and space for occasional seating. There are also double doors to the rear.

On the first floor there are two further bedrooms and a contemporary bathroom with wash hand basin and W.C. At the rear of the property is an enclosed garden, mainly laid to lawn, with a good size terrace adjacent to the rear of the property and gated side access with space for further storage which leads to the front, where there is driveway parking for several vehicles. We would highly recommend an inspection to appreciate the versatility and presentation of this lovely property.



FLOOR PLAN:

Approximate Gross Internal Area = 106.5 sq m / 1146 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. (ID1292561)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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