

## SOUTH DRIVE

Felpham

West Sussex



## £575,000 Freehold

A spacious, detached bungalow with versatile accommodation and good size, south facing rear gardens, in popular location

### FEATURES:

- Kitchen breakfast room with integral door to workshop
- Living Room, Dining Room / Bedroom 3
- Principal bedroom with large ensuite bathroom
- Bedroom 2 with ensuite shower, Bedroom 4 / Study
- Enclosed Rear Garden with terrace and lawn
- Studio with fitted bar, power and light
- Driveway with off-road parking for several vehicles
- Offered for sale with no forward chain

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### SITUATION

The property is situated in South Drive, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the property linking to Felpham, Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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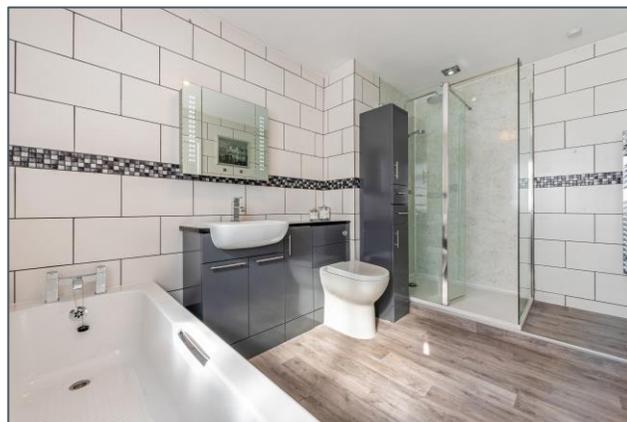
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## DESCRIPTION

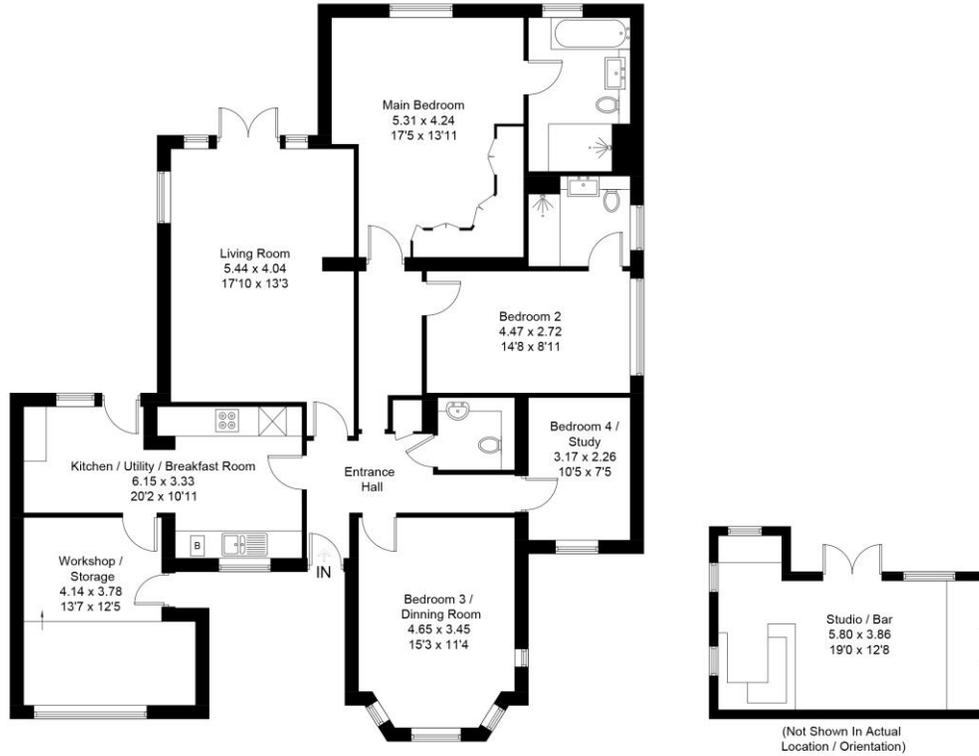
The front door opens into the entrance hall with a door into the kitchen breakfast room which has a range of fitted units and appliances, window with front aspect and a large area at one end, suitable for occasional dining or utility area with a door to the rear and a door through to the workshop. The 17ft long, south facing living room has ample space for seating (and dining, if required) with double doors out to the rear. The dining room or bedroom 3 has a bay window to the front and bedroom 4 / study is also situated at the front of the bungalow and there is a large W.C. accessed from the entrance hall. Bedroom 2, a good size double has an ensuite shower room with a large walk-in shower, and the spacious principal bedroom, at the rear of the property, has a good level of fitted storage and a large ensuite bathroom with bath and separate shower.

The rear garden, which is fully enclosed, has a large terrace adjacent to the bungalow and running down one side of the garden, a central lawned area with wooden gazebo; a raised planter on the western border; storage sheds, hot tub and a superb 19ft x 12ft studio with fitted bar, power and light. There is gated access to one side of the property and at the front of the bungalow, a good size, block paved driveway offering off-road parking for several vehicles and a door into the workshop. We would highly recommend an inspection, both inside and out, to appreciate the space, versatility and potential of this property and surrounding gardens.



# FLOOR PLAN:

Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft  
 Outbuilding = 17.9 sq m / 193 sq ft  
 Total = 162.6 sq m / 1750 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1285022)

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>		
(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			
		71	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epcau.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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