

OUTERWYKE ROAD

Felpham

West Sussex



£525,000 Freehold

A well-presented family home with superb open plan kitchen / dining / family room and located within easy reach of village amenities.

FEATURES:

- Open plan kitchen / dining / family room
- 16ft Dual aspect Sitting Room
- Ground floor W.C with shower
- 3 first floor bedrooms & family bathroom
- Enclosed rear gardens with lawn and decking
- Front lawn & driveway with off-road parking for several vehicles

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SITUATION

Situated on Outerwyke Road and close to the village centre, Felpham offers wide ranging amenities including choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants with all local schools within easy walking distance. There are also many recreational facilities including King George V Playing Fields, Bognor Regis 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. Train service from Bognor Regis & Barnham to London Victoria.



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DESCRIPTION

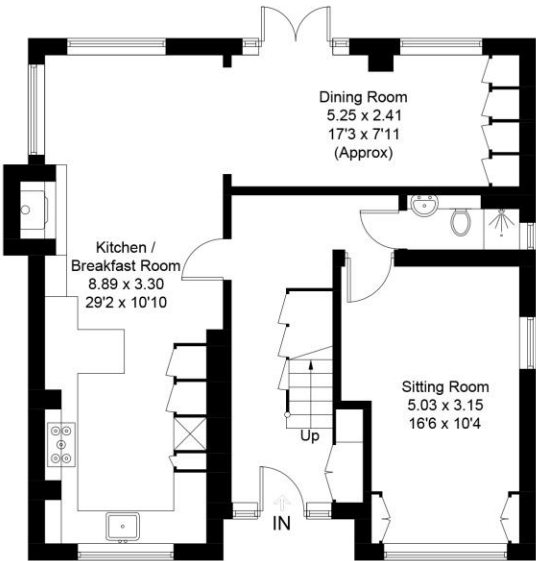
The front door opens into a good size entrance hall with cloaks cupboard and there is a door through to the 16ft long sitting room with front aspect and side window. The impressive light and bright L-shaped kitchen / dining / family room offers versatile living space with double doors to the rear. The kitchen has a range of contemporary fitted units with integrated appliances and a butler sink. There is a breakfast bar for occasional dining and a further area by the log burning stove, ideal for seating. This room wraps round and spreads across the width of the house, providing a further area, currently used for dining, which has a range of fitted cupboards. There is a useful ground floor W.C which also has a shower. On the first floor of the house, there are three double bedrooms, the master being 17ft long, with two fitted cupboards. There is a modern family bathroom, with bath, W.C. and wash hand basin.

At the rear of the property is a fully enclosed garden with shed which is mainly laid to lawn, with an area of decking ideal for outdoor entertaining. There is a gate to one side, giving access to the front, where there is a good size, gated driveway, with off-road parking for several vehicles and an area of lawn.

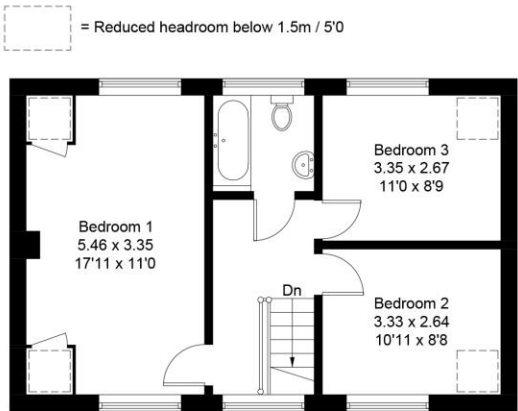


FLOOR PLAN:

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft

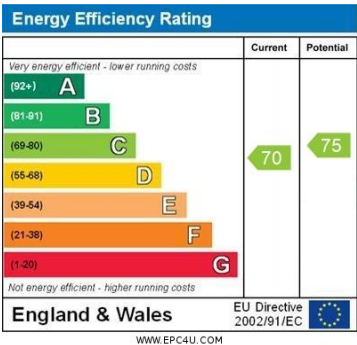


Ground Floor



First Floor

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