

NORMANS DRIVE

Roundle Estate, Felpham

West Sussex



£549,000 Freehold

Contemporary, well-presented 3-bedroom home in a quiet location & close to local amenities

FEATURES:

- Stylish L-shaped kitchen / dining / family room with bi-fold doors to rear
- Separate Sitting Room
- Three first floor double bedrooms & family bathroom
- Utility room & ground floor shower room with W.C.
- Enclosed rear gardens with large terraces ideal for outdoor entertaining
- Driveway parking

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SITUATION

The property is situated on the sought after Roundle Estate, which is a short walk to convenience stores, King George playing fields and less than half a mile from the beach and Felpham Village. The amenities the village has to offer include a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham 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

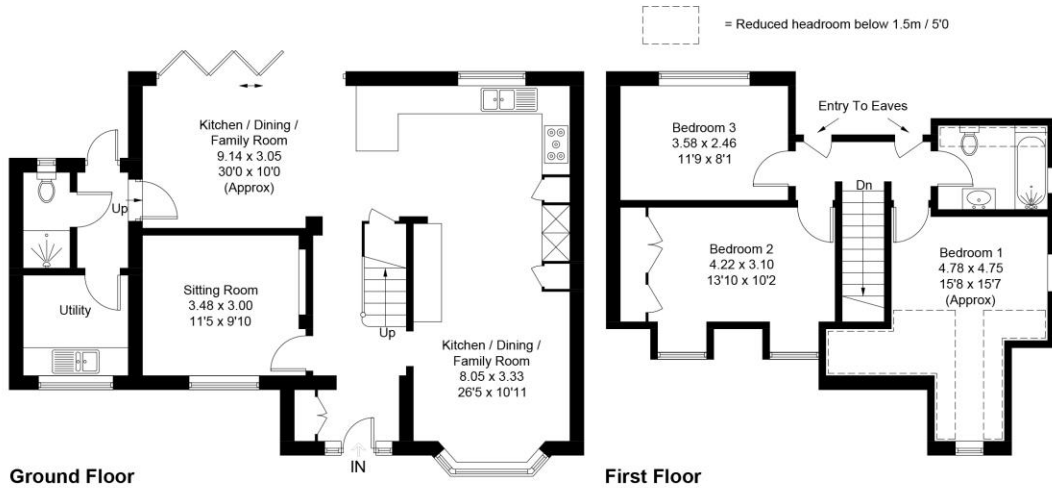
The front door opens into the entrance lobby with double storage cupboard and from here into the internal entrance hall which opens to the contemporary kitchen / dining / family room with bay window to front, creating an ideal space for dining. The kitchen area has a range of fitted units, three fitted ovens & microwave and integrated dishwasher and under counter fridge with a window overlooking the rear garden. There is a further area, also ideal for seating or dining with bifold doors to the rear and views out across the garden and a door to the utility room with sink, storage and spaces for a washing machine, tumble dryer and fridge freezer. There is also a shower room with W.C. and a door to the rear garden. The sitting room is situated to the front of the property.

On the first floor there are three double bedrooms; two to the front and one to the rear and Bedroom 2 has built-in storage. There is also a family bathroom with W.C. and access to the eaves, for additional storage, from the landing. At the rear of the property is a large terrace, a good size lawn and a terraced path leading to the rear terrace which houses the pizza oven and a seating area, both with pergolas over. There is also a gated path to one side, giving access to the front, where the driveway offers parking for several vehicles.



FLOOR PLAN:

Approximate Gross Internal Area = 126.5 sq m / 1362 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. (ID1127476)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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	



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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