

WICK CLOSE

Felpham
West Sussex



£500,000 Freehold

Well presented, detached, bungalow with pretty gardens, in cul-de-sac location

FEATURES:

- Detached 2 double bedroom bungalow; both bedrooms ensuite
- Fitted kitchen breakfast room opening to sitting / dining room
- Good size, south facing conservatory
- Driveway parking for several cars & 19x13ft garage
- Pretty rear gardens with lawn & terrace
- Garden study and summer house; both with power & light
- Offered for sale with no forward chain

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SITUATION

The property is located at the end of Wick Close, a cul-de-sac off Wick Lane, just south of The Private Roundle Estate. It is close to Felpham village which 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 local 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.



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DESCRIPTION

6 Wick Close is in a great location and benefits from spacious accommodation & pretty, enclosed rear gardens. From the front door and inner lobby there is a door to the ground floor W.C with plumbing for a washing machine. The lobby opens into the kitchen which has a range of fitted units and integrated appliances, window to front and breakfast bar. The light and bright, south facing sitting / dining room has a window to the rear garden and double doors to the 20ft conservatory which also has double doors out to the terrace and garden beyond. There are two double bedrooms, both with a good level of built-in storage and both with ensuite shower rooms. The rear garden consists of a good size terrace adjacent to the rear of the bungalow, a secluded lawned area and a pathway running along and down to the 12x12ft summer house which has power and light. There is also a garden study which has power and light and a covered bike store to one side of the bungalow. At the front of the property is a good size driveway with parking for several cars, a gate to the rear garden and access to the garage via an electric roller shutter. The property is offered for sale with no forward chain.

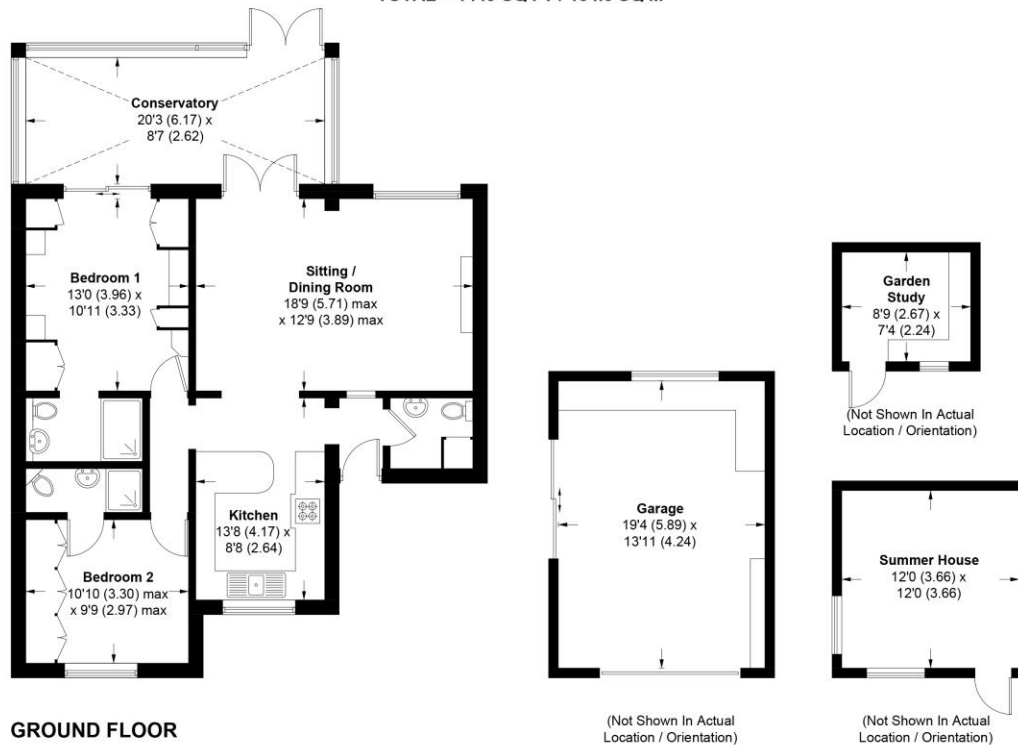
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		86	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



FLOOR PLAN:

Wick Close, PO22

APPROXIMATE GROSS INTERNAL AREA = 971 SQ FT / 90.2 SQ M
GARAGE / OUTBUILDINGS = 478 SQ FT / 44.4 SQ M
TOTAL = 1449 SQ FT / 134.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID855965)

Produced for Baileys Estate Agents



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.