

# CLOVELLY AVENUE

Felpham

West Sussex



## £395,000 Freehold

A well-presented, semi-detached home situated in a quiet cul-de-sac, in walking distance of all local amenities

### FEATURES:

- Contemporary kitchen diner opening into rear garden
- Open plan Sitting / Dining Room
- Ground floor shower room with W.C.
- Two double bedrooms & family bathroom
- Garage, driveway and covered entrance
- Pretty rear garden with terrace

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## SITUATION

Clovelly Avenue is a quiet cul-de-sac, a short walk to the beach and Felpham Village, which offers wide ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, 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. 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

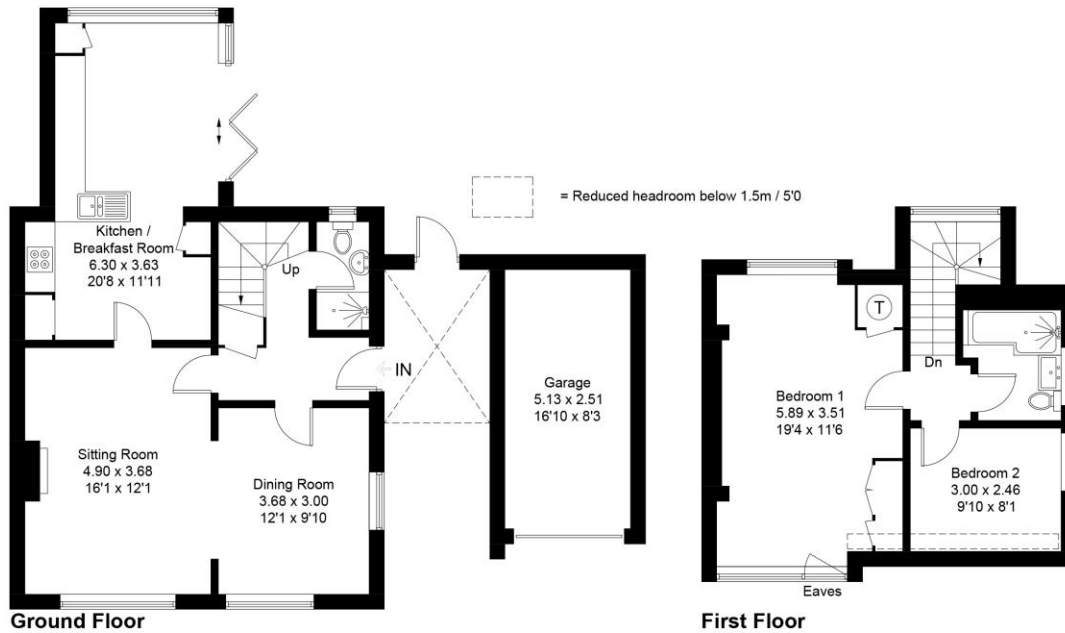
8 Clovelly Avenue is a semi-detached house located in a quiet and popular location. From the front door and inner hallway there is a door to the open plan Sitting / Dining Room which runs across the front of the property, with windows to the front and side. There is an open fireplace in the living room. The kitchen has been thoughtfully extended to create a superb area for dining and entertaining. The kitchen has a range of fitted units and space for a fridge freezer and washing machine, ample counter-top space running the length of the dining area and there is also a larder cupboard. The dining area has lovely views across the pretty garden and bi-fold doors to the terrace beyond. There is also a ground floor shower room with W.C.

On the first floor the main bedroom measures over 19ft in length and has an airing cupboard, eaves cupboard and built-in wardrobes. Bedroom 2 and the family bathroom have windows to the side. At the rear of the property is an enclosed, lawned garden with a terrace adjacent to the rear of the house and a further terrace in the southerley corner. There is a store and gated access to the front, where there is a lawned area, driveway for off-road parking and the single garage which has an up and over door.



# FLOOR PLAN:

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 116.1 sq m / 1250 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. (ID1292164)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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