

ICARUS WAY

Felpham

West Sussex



£330,000 Freehold

Detached, two-bedroom home, in popular location and easy reach of all village amenities and beach.

FEATURES:

- Offered for sale with no forward chain
- Two bedrooms
- Shower Room
- Kitchen with door to side porch
- Open plan Sitting / Dining room with doors to the rear
- Pretty south facing gardens
- Garage & Driveway parking

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SITUATION

Situated on Icarus Way (a cul-de-sac of Summerley Fields), it is close to both the village centres of Felpham and Middleton-on-Sea. Both villages offer wide ranging amenities including 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

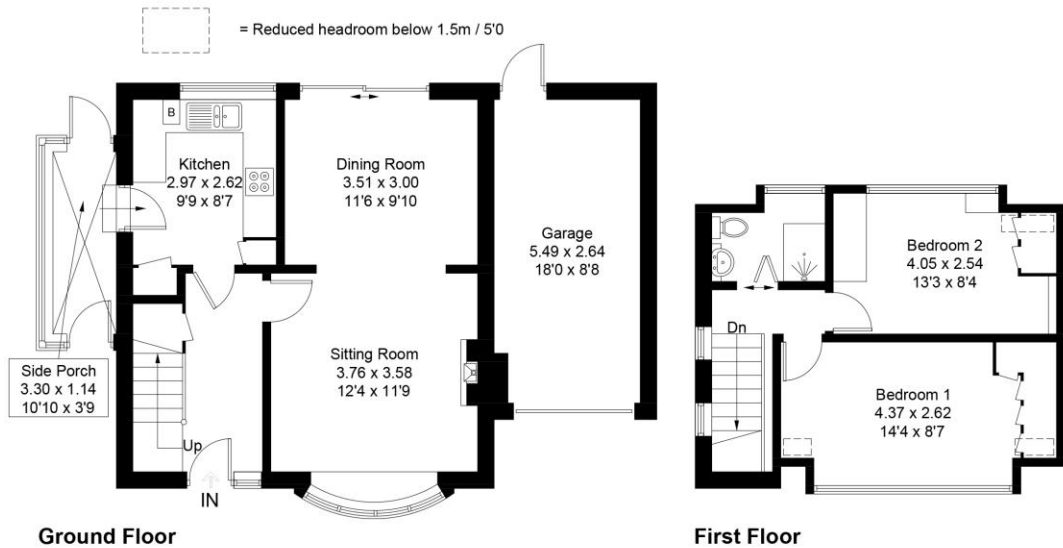
The front door opens into a good size entrance hall with an understairs cupboard and a door through to the spacious, light and bright Sitting / Dining Room. The seating area has a fireplace and large window to the front. The dining area is to the rear of the property with sliding doors to the garden. The kitchen has a range of fitted units and space for appliances with a door through to a part glazed side porch which is a useful space for storage of coats/shoes and has doors to the front and rear. On the first floor, bedroom 1 is to the front of the property and bedroom 2, to the rear; both with fitted cupboards. There is a modern shower room with W.C. and wash hand basin.

At the rear of the property is a pretty, detailed, south facing garden with an area of lawn, raised beds and mature boundaries, providing a good level of seclusion. The property also benefits from a garage with an up and over door with driveway parking in front.



FLOOR PLAN:

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 93.8 sq m / 1009 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. (ID1313870)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(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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