

NAGARKOT, WICK LANE

Felpham
West Sussex



£650,000 Freehold

Very well presented, detached home with spacious versatile accommodation

FEATURES:

- Detached 5-bedroom home with outbuildings and 48ft length garage
- Beautifully fitted kitchen / dining room opening to the sitting room
- Master bedroom with en-suite bathroom and built-in wardrobes
- 4 Further first floor bedrooms and large family bathroom
- Driveway parking for four cars
- Enclosed and private rear garden with terraced areas and garden bar area

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SITUATION

The property is located on 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 in addition to a well-maintained tennis court on the Estate itself, 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

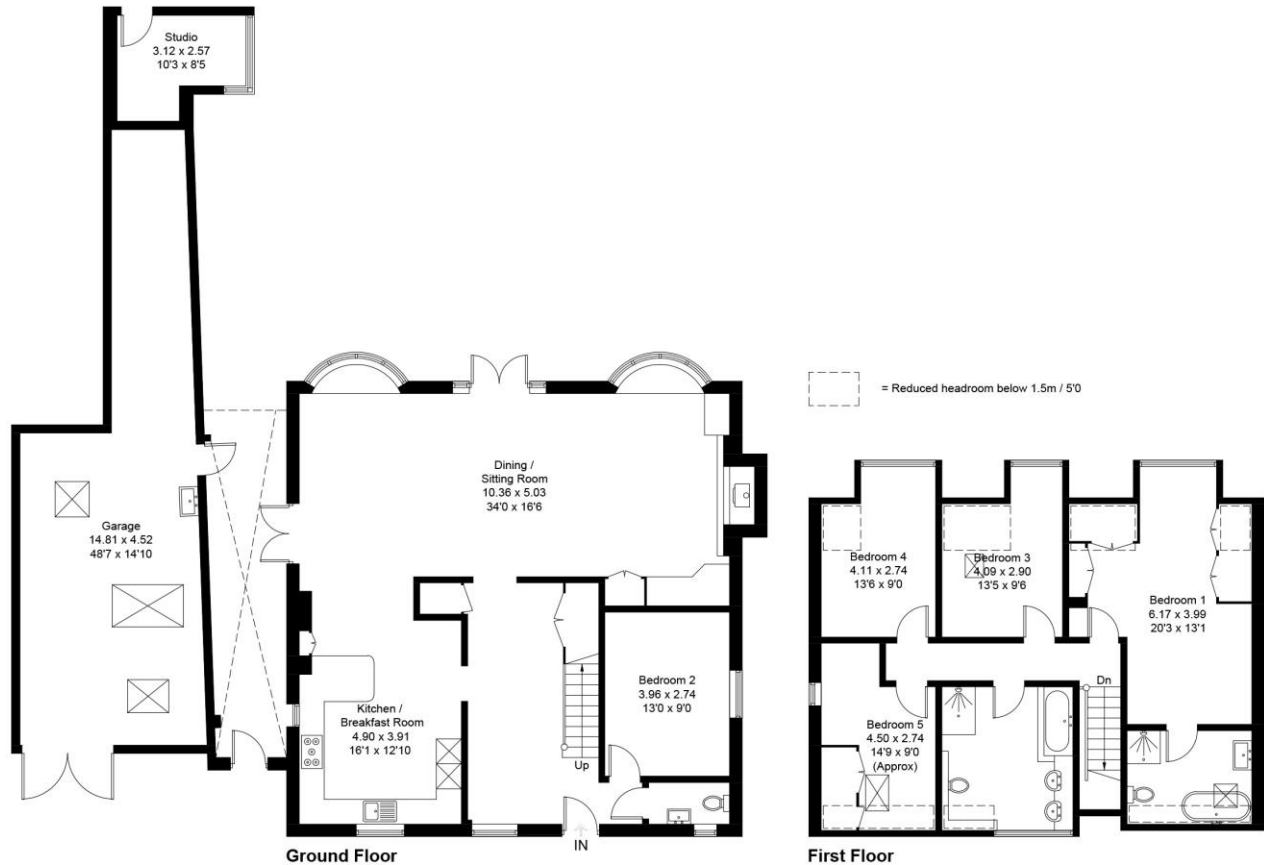
Nagarkot is in a great location and benefits from spacious and versatile accommodation over two floors. There is a large entrance hall which opens to the sitting room at the rear of the house with an open fireplace. There is also a further door from the entrance hall opening to ground floor bedroom 2 and a W.C. At the side of the house the very well-appointed kitchen breakfast area has a range of built-in appliances and a breakfast bar with additional storage and occasional dining which is open to the living / dining room. On the first floor the landing leads to the master bedroom with a range of built-in wardrobes and cupboards and also has an en-suite bathroom. Bedrooms 3, 4 and 5 are of good sizes and there is a large family bathroom. The rear garden is paved with a circular lawn in the middle and is enclosed with a good degree of privacy. A path leads up to the pergola area with garden bar and exotic planting; a real feature of this garden. There is a useful outbuilding with pitched roof, power and light. At the side of the house a covered walkway leads to the garage which measures 48ft in depth and 14ft at its widest point. The garage has a set of wooden doors accessed from the driveway at the front where there is ample off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	80
A		
(81-91)		
B		
(69-80)		
C		
(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		



FLOOR PLAN:

Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft
Garage / Studio = 53.1 sq m / 571 sq ft
Total = 246.2 sq m / 2649 sq ft



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