

DUNCTON CLOSE

Felpham
West Sussex



£450,000 Freehold

A secluded, two bedroom bungalow in sought after cul-de-sac location, close to all village amenities

FEATURES:

- Link-detached bungalow with 2 bedrooms & bathroom
- Fitted kitchen breakfast room with door to rear garden
- Good size sitting / dining room with fireplace
- Conservatory
- Ample driveway parking & single garage
- Pretty and secluded west facing rear gardens
- Offered for sale with no forward chain

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SITUATION

The property is located in Duncton Close, a cul-de-sac off Ley Road. It is walking distance 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

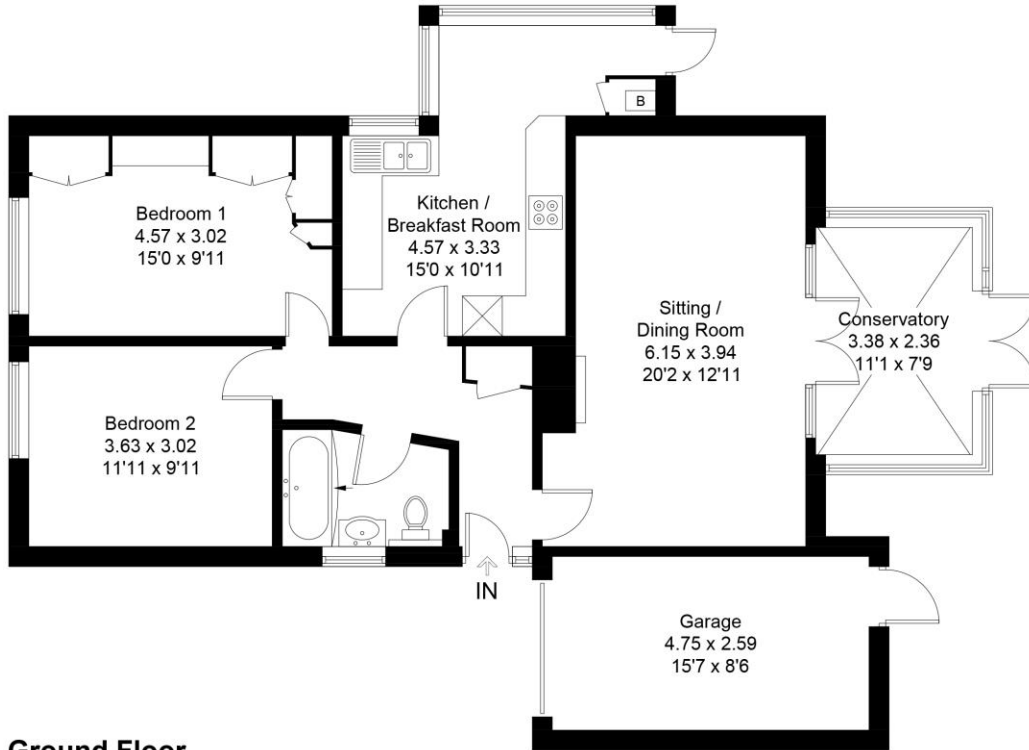
10 Duncton Close is a link-detached bungalow in a quiet, secluded and sought-after location. The front door opens into the entrance hall, with airing cupboard, and doors to all rooms. The 20ft long sitting / dining room, with fireplace, has double doors to the conservatory which provides a further space, ideal for occasional seating with lovely views over the gardens. The kitchen breakfast room has a range of fitted units including a hob and double oven and there are spaces for fridge freezer, washing machine and dishwasher. There is an area for occasional dining and a door to the rear garden. Bedroom 1 has extensive fitted storage; bedroom 2 is also a double, and both bedrooms are located at the front of the bungalow. The family bathroom has bath, wash hand basin and W.C.

The west facing rear gardens are a particular feature of this bungalow, having been beautifully planned and maintained, providing mature boundaries and a high level of privacy. There is an area of lawn and a good size terrace adjacent to the rear of the property, ideal for outdoor seating/dining which is accessible from the conservatory and kitchen. At the front of the property there is off-road, driveway parking for several cars, a pretty lawned front garden and access to the garage, which has power, light and an up-and-over door, with a further door at the rear giving access to the garden. We would highly recommend a viewing to appreciate the bungalow, including its location and outlook.



FLOOR PLAN:

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 98.5 sq m / 1060 sq ft



Ground Floor

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. (ID1143399)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(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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