

# HALLIWICK GARDENS

Felpham

West Sussex



## £650,000 Freehold

A beautifully presented, detached, four-bedroom house with south facing garden and extensive open plan reception space ideal for entertaining.

### FEATURES:

- Detached 4-bedroom home with flexible accommodation
- Stunning open plan kitchen dining sitting room with bi-folding doors onto the decking and garden
- Home office / ground floor bedroom 5
- Ground floor master bedroom with walk-in dressing room
- Enclosed, south facing rear gardens. Driveway parking at the front.
- Offered for sale with no forward chain

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## SITUATION

The property is located on Halliwick Gardens, just off Limmer Lane. 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

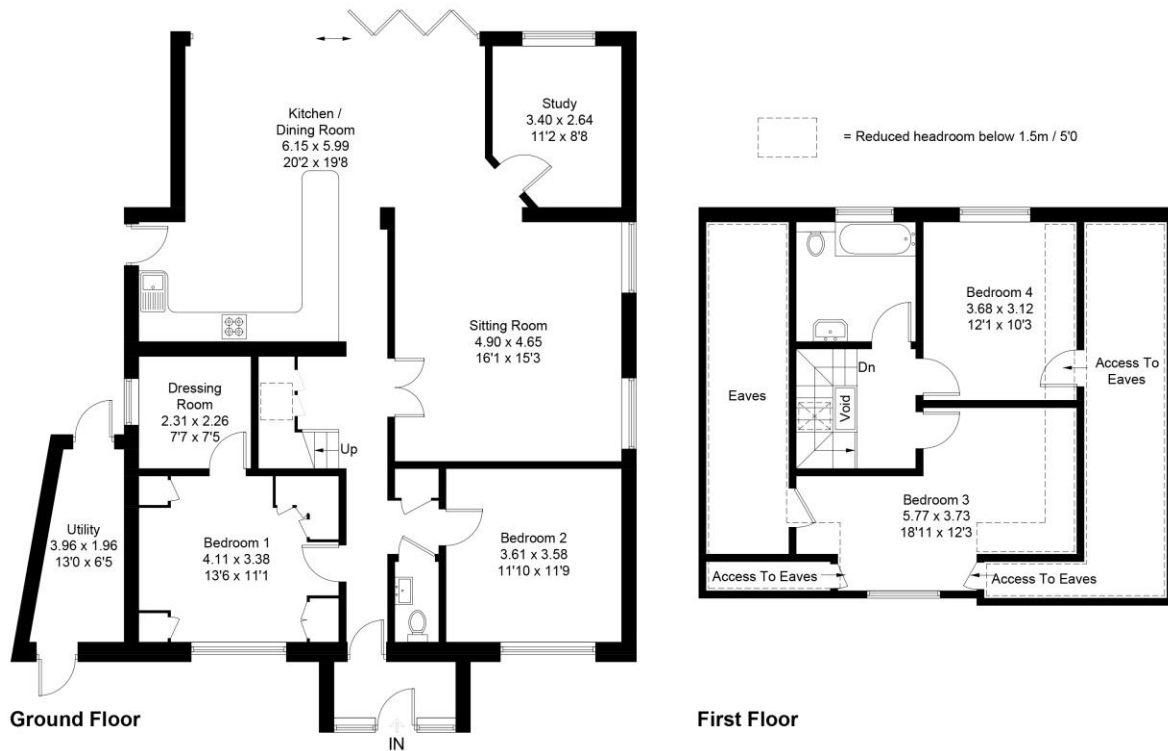
15 Halliwick Gardens sits in a prime location and benefits from a private, south facing garden. From the enclosed vaulted entrance porch and into the entrance hall, the first door to the left leads to the master bedroom with a range of built-in storage and wardrobes. There is a dressing room, which has pipework in situ, should a new owner wish to create an ensuite. Bedroom 2, another good size double, sits across the hall, also with a front aspect and there is a cloakroom with W.C. The open plan kitchen / dining / sitting room is the property's highlight offering a superb entertaining space with a set of fully opening bi-folding doors onto the decking and rear garden. The modern kitchen has a range of units and breakfast bar and is open to the dining area and the sitting room. The sitting room can also be accessed by a set of double doors from the hallway. There is a room at the rear of the house ideal for a home office or playroom and a utility room at the side of the property accessible from both the front and rear.

On the first floor there are two further double bedrooms both benefitting from extensive eaves storage. The large family bathroom incorporates a bath with shower over, a wash hand basin and a W.C. The rear gardens are south facing, offering a high degree of privacy and a good size decked area adjacent to the property and with the bi-folds fully opening to offer a continuation of outdoor living. In our opinion it is certainly worth an internal inspection to appreciate the space and versatility this wonderful home has to offer coupled with the ease of the property being offered for sale with no onward chain.



# FLOOR PLAN:

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft  
 Utility = 6.7 sq m / 72 sq ft  
 Total = 201.0 sq m / 2163 sq ft  
 (Including Eaves / Void)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
 15 Halliwick Gardens, Felpham PO22 7JE



**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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