

WEDGWOOD ROAD

Felpham

West Sussex



£675,000 Freehold

Detached chalet style property, a minutes' walk to the beach on the Private Beach Estate

FEATURES:

- Dual aspect sitting room with fireplace
- Dining room/Study with feature fireplace
- Kitchen dining room with door to the side
- Two ground floor double bedrooms, one with ensuite shower room
- Two first floor bedrooms & family bathroom
- South facing lawned garden
- Garage and driveway parking

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SITUATION

The property is located on Wedgwood Road on the Beach Estate, close to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few minutes' 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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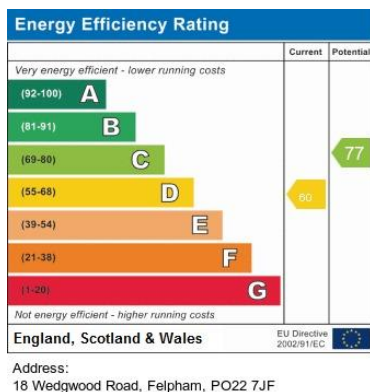
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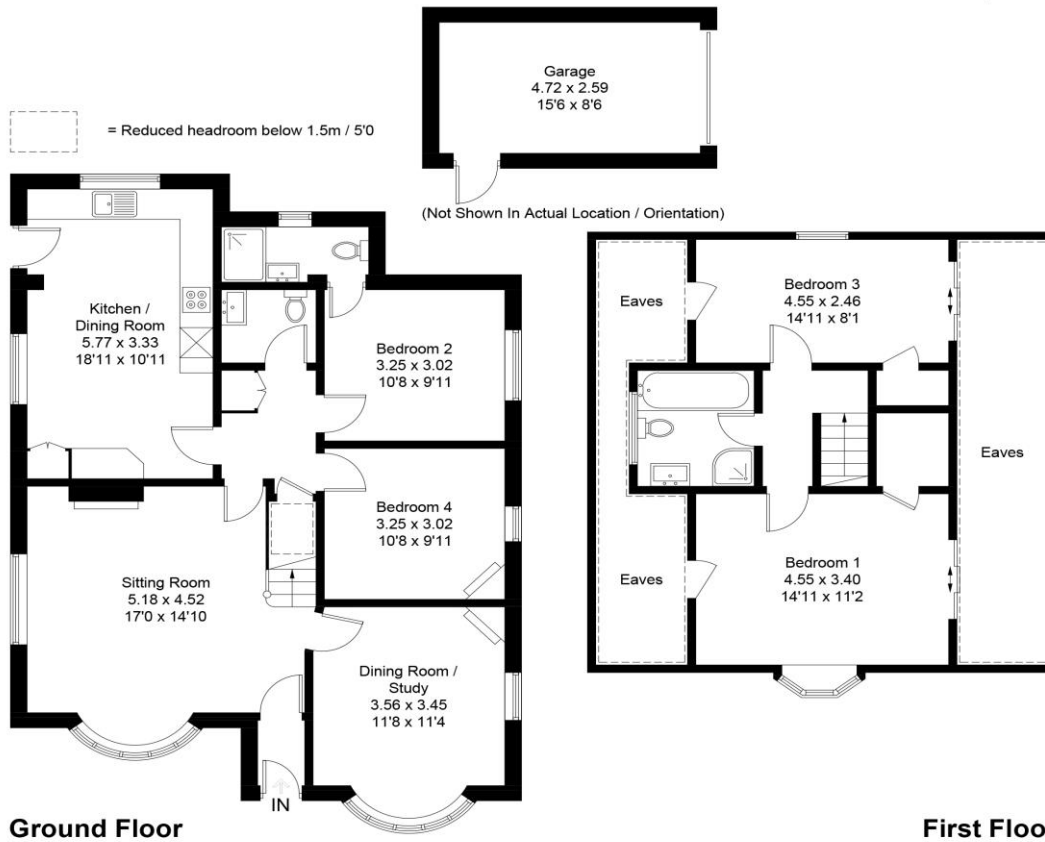
DESCRIPTION

Auton Croft, on the corner of Wedgwood & Minton Road, offers spacious and versatile accommodation throughout and in a sought-after location. The enclosed entrance porch opens into the large sitting room with bay window over the front garden and window to side. There is a separate dining room/study also with dual aspect and bay window to front. There is a good size kitchen dining room with a range of fitted units, spaces for appliances and a door to the side. There are two ground floor double bedrooms, one with an ensuite shower room and there is also a separate W.C. On the first floor is the main bedroom with glimpses of the sea, a walk-in cupboard and ample eaves storage. There is a further bedroom and also the family bathroom with bath and separate shower. The garden is south facing, to the front of the property, and has a mature hedge boundary to one side and is mainly laid to lawn with a range of mature shrubs There is a driveway from Wedgwood Road for two cars, a single garage and gated pathway that leads round to the kitchen's side door. We would highly recommend an internal inspection to appreciate what this property and its location have to offer.



FLOOR PLAN:

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft
(Including Eaves)
Garage = 12.3 sq m / 132 sq ft
Total = 172.2 sq m / 1853 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. (ID807434)



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