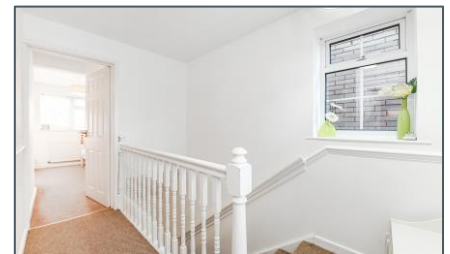


## PULBOROUGH WAY

Felpham

West Sussex



## £294,500 Freehold

3-bedroom end of terrace house in quiet, popular, cul-de-sac location

### FEATURES:

- Modern fitted kitchen
- Open plan living / dining room
- 3 first floor bedrooms & family bathroom
- Garage (in compound)
- Enclosed, terraced rear gardens

# PULBOROUGH WAY

Felpham

West Sussex

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## SITUATION

The property is situated in Pulborough Way, near to the villages of Felpham & Middleton-on-Sea, which offer wide ranging amenities and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctor's surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester; all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



# PULBOROUGH WAY

Felpham

West Sussex



## DESCRIPTION

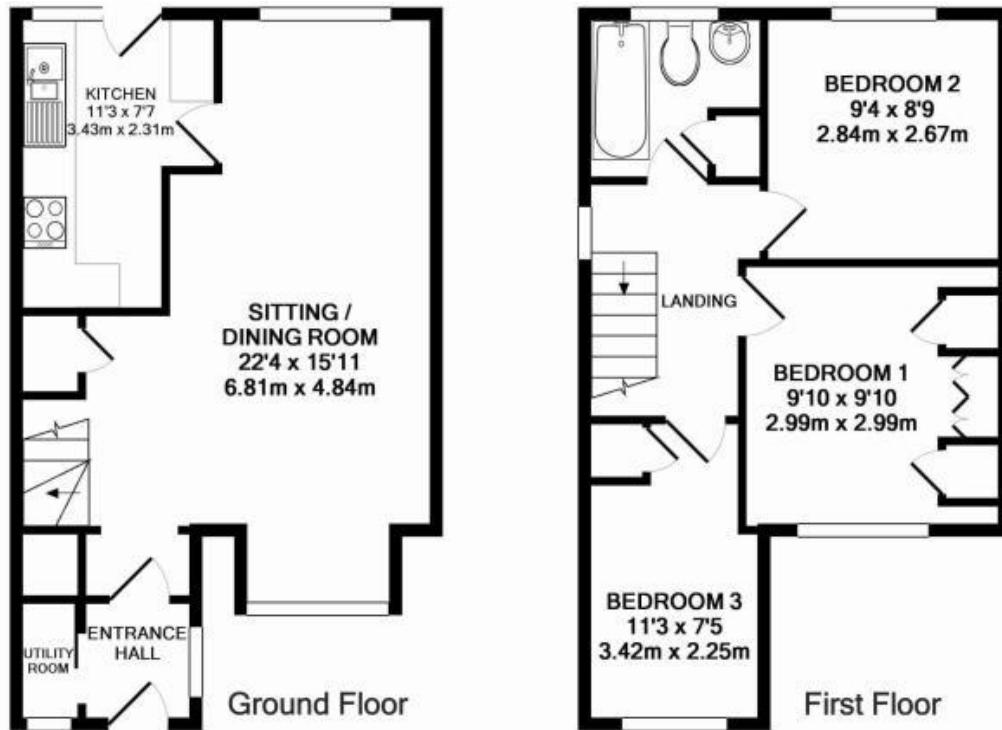
20 Pulborough Way is a 3-bedroom end of terrace house on the popular Flansham Park. The accommodation comprises of entrance hall with door to a cupboard (that has previously been a W.C.) then a further door opening to the spacious, dual aspect sitting / dining room. From here a door opens to the kitchen with a range of modern fitted units and space and plumbing for washing machine and fridge freezer. A door from here leads out to the garden. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. The rear gardens are enclosed and terraced with a gate at the rear leading to the garage compound. The playing field is a few paces from the front door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	





## FLOOR PLAN:



APPROX. GROSS INTERNAL FLOOR AREA 727 SQ FT / 67.6 SQM

CREATED FOR BAY TREE ESTATES - TELEPHONE 01243 850451

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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**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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