

LINDSEY COURT

Felpham

West Sussex



£375,000 Freehold

A semi-detached bungalow with pretty gardens, three bedrooms and offered for sale with no forward chain

FEATURES:

- Three bedrooms and family shower room
- Kitchen with door to side utility area
- Sitting room with pleasant outlook over front garden
- Enclosed garden at rear with terrace and lawn
- Offered for sale with no forward chain

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SITUATION

Lindsey Court is a quiet cul-de-sac, located off Whitelands and a short walk to Felpham Village which offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Bognor Regis Golf Club is also a few minutes' walk away. There is a regular bus service linking Felpham to neighboring Bognor Regis and Arundel and Chichester are 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

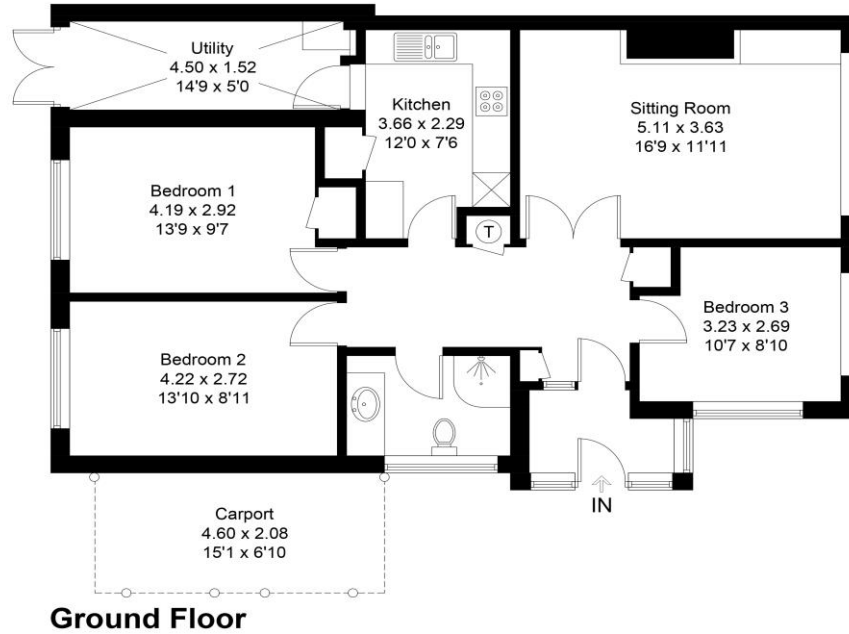
21 Lindsey Court is a semi-detached bungalow located in a quiet area to the north of Felpham village, a short walk to the village centre and beach. The front door opens into a good size glazed entrance lobby and the entrance hall leads to the light and bright sitting room with a fireplace and bedroom 3 which is currently used a dining room. The two further double bedrooms are located at the rear of the bungalow with an outlook over the garden and there is a modern shower room with W.C. The kitchen is located to the rear of the bungalow and has a range of fitted units and space for appliances and a door at the rear to the useful conservatory-style utility room. From here there are double doors into the garden and terrace.

The rear garden is laid to lawn with pretty borders and shrubs with a hardstand at the rear and a shed at the side of the bungalow. At the front of the property there is a lawn, a driveway with ample parking and a covered carport.



FLOOR PLAN:

Approximate Gross Internal Area = 90.4 sq m / 973 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. (ID1099300)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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



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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