

OVERDOWN ROAD

Felpham
West Sussex



£519,950 Freehold

A detached bungalow in quiet location offered for sale with no forward chain

FEATURES:

- Detached bungalow with 3 double bedrooms
- Kitchen, sitting room and good size sunroom
- Bathroom with shower & W.C and additional separate W.C.
- Driveway parking
- Detached garage with power and light & garden room at rear of garage
- Pretty garden and terrace

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SITUATION

The property is located on Overdown Road and walking distance to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach and the local Nisa Store are 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 offers a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

From the front porch and very large entrance hall with three storage cupboards, Bedrooms 1 and 2, of similar size, can be found at the front of the property with bay windows; bedroom 1 has a shower and handbasin. Bedroom 3 is a small double and is also accessed from the entrance hall. The bathroom has a shower, bath and W.C. and there is also a separate W.C. The kitchen located at the rear of the property has a range of fitted cupboards and plumbing for a dishwasher. There is also a large cupboard with plumbing for a washing machine and space for tumble dryer on the shelf above. The sitting / dining room has windows to the side and double doors to the sunroom which is currently used for dining. It has a lovely panoramic view over the pretty rear garden which is secluded and has a lawned area, mature boundaries and a shed in the far corner. The rear terrace, adjacent to the property can be accessed from both the side kitchen door and the sunroom. There is driveway parking at the front of the property and the driveway runs down the side of the bungalow and there is a 16ft garage in the rear garden with power and light and a lovely garden room at the rear with side door and window.

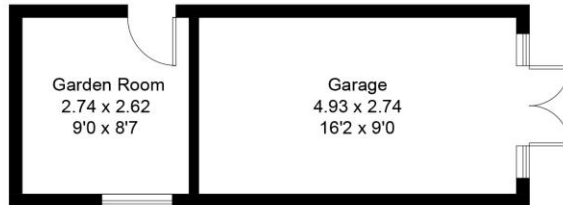
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
28 Overdown Road, Felpham, PO22 7HW

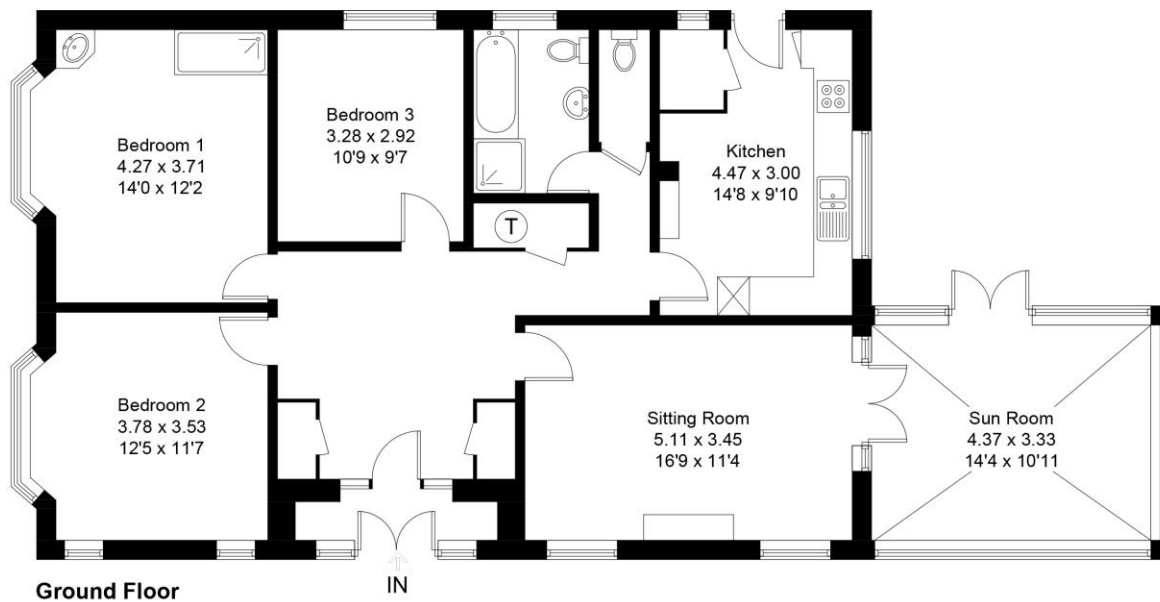


FLOOR PLAN:

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
Garage = 21.2 sq m / 228 sq ft
Total = 137.4 sq m / 1479 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID785543)



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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