

ST CLARES MEWS

Felpham

West Sussex



£500,000 Freehold

A semi-detached cottage style property with pretty gardens and tucked away in the heart of the village

FEATURES:

- Spacious Living Room opening into conservatory
- Fitted Kitchen with door to rear terrace & garden
- Three bedrooms (two first floor, one ground floor)
- First floor bathroom & ground floor shower room (ensuite to bedroom)
- Single garage & parking space
- Pretty landscaped gardens at front and rear
- Offered for sale with no forward chain

ST CLARES MEWS

Felpham

West Sussex



SITUATION

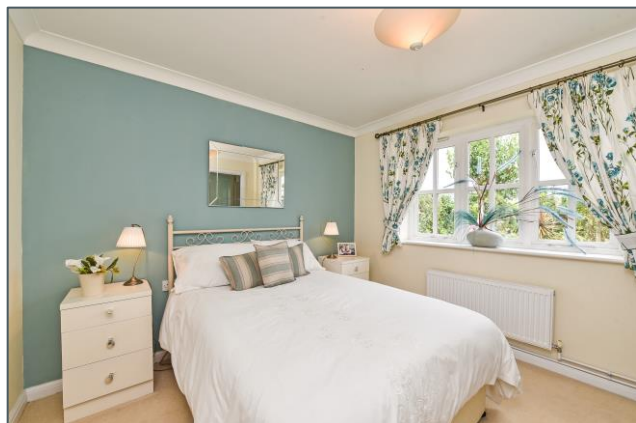
The property is situated in St Clare's Mews, off Felpham Road, in the heart of Felpham village; a short walk to the beach and a few minutes' walk to the shops. The village has a good choice of schools, shops and public houses and there are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester 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.



ST CLARES MEWS

Felpham

West Sussex



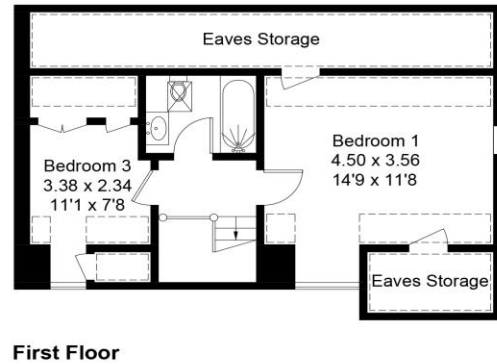
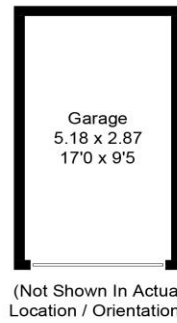
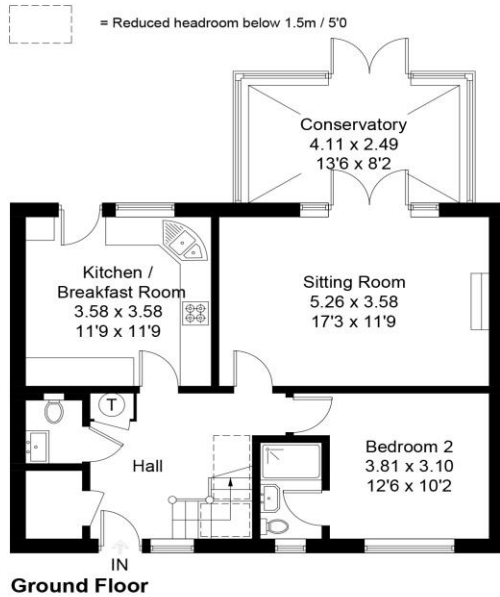
DESCRIPTION

1 St Clares Mews is a delightful semi-detached, cottage style property, tucked away in the heart of the village and offering spacious accommodation and pretty gardens. From the road and parking area, there is a gated footpath leading to the front garden and front door and into a large entrance hall with a good size cloaks cupboards, airing cupboard and a W.C. The kitchen has a range of fitted units and integrated appliances, space for occasional dining and a door to the rear. The living room is light and spacious with a fireplace and double doors through to the conservatory which offers panoramic views of the rear garden and has double doors opening onto the rear terrace which spans the width of the property and provides space for dining. There is a ground floor bedroom with ensuite shower room and window to the front garden. On the first floor there are two bedrooms, one single with built-in storage and one large double bedroom with dual aspect and eaves storage and a bathroom. The rear garden is totally enclosed with mature shrubs and has a raised pond and pergola. The front garden has been thoughtfully landscaped and includes a lawn, shrub boundaries, a beautiful pergola with seating area, summerhouse and a greenhouse. The driveway from Felpham Way provides access to the single garage and parking space and we would highly recommend a viewing to appreciate all this property, its gardens and location have to offer.



FLOOR PLAN:

Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft
 Garage / Summer House = 22.5 sq m / 242 sq ft
 Total = 149.5 sq m / 1609 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. (ID883645)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk