




SETHS
THINK PROPERTY...THINK SETHS

Sunnyfield Close
Off Davenport Road, Goodwood

£329,950

www.seths.co.uk

No Chain - Previous Planning Permission granted

Seths are delighted to bring to market this 3 Bed DETACHED Bungalow located within a short walking distance from the prestigious SPENCEFIELD LANE. Offered to the market with no upward chain and having previously been granted planning permission by the council to undergo an 'L shape extension' including another bedroom with an ensuite, this would make an ideal family home. Briefly the property comprises of an Entrance Hallway, Lounge, Kitchen, 3 Bedrooms, Bathroom and a Conservatory. The property also benefits from a detached Garage, a Driveway with potential for numerous cars and a good sized rear garden.

Call Seths now to arrange a viewing

ENTRANCE HALL

Carpeted, Radiator, Storage cupboard

LOUNGE

15' 10" x 11' 6" (4.85m x 3.52m) Carpeted, Radiator, uPVC Double Glazed Window, Sliding door leading to conservatory

KITCHEN

11' 10" x 9' 10" (3.63m x 3.02m) Wall and base mounted units with worktops over, 4 ring gas hob with integrated oven, Sink with mixer tap, Lino flooring, Partly tiled walls, Radiator, uPVC Double Glazed Window, Door leading to side lobby



BEDROOM 1

12' 5" x 11' 7" (3.81m x 3.54m) Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 2

11' 1" x 10' 2" (3.40(max)m x 3.12m) Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 3

9' 10" x 9' 8" (3.02m x 2.97m) Carpeted, Radiator, uPVC Double Glazed Window



BATHROOM

3 pc suite comprising of WC, Vanity Wash hand Basin with mixer tap, Curved shower bathtub with shower overhead, Towel Radiator, Tiled walls and flooring, Extractor fan

CONSERVATORY

11' 6" x 9' 4" (3.52m x 2.85m) Carpeted, Radiator, Patio doors leading to rear garden

GARAGE

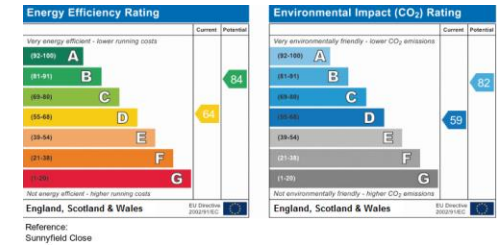
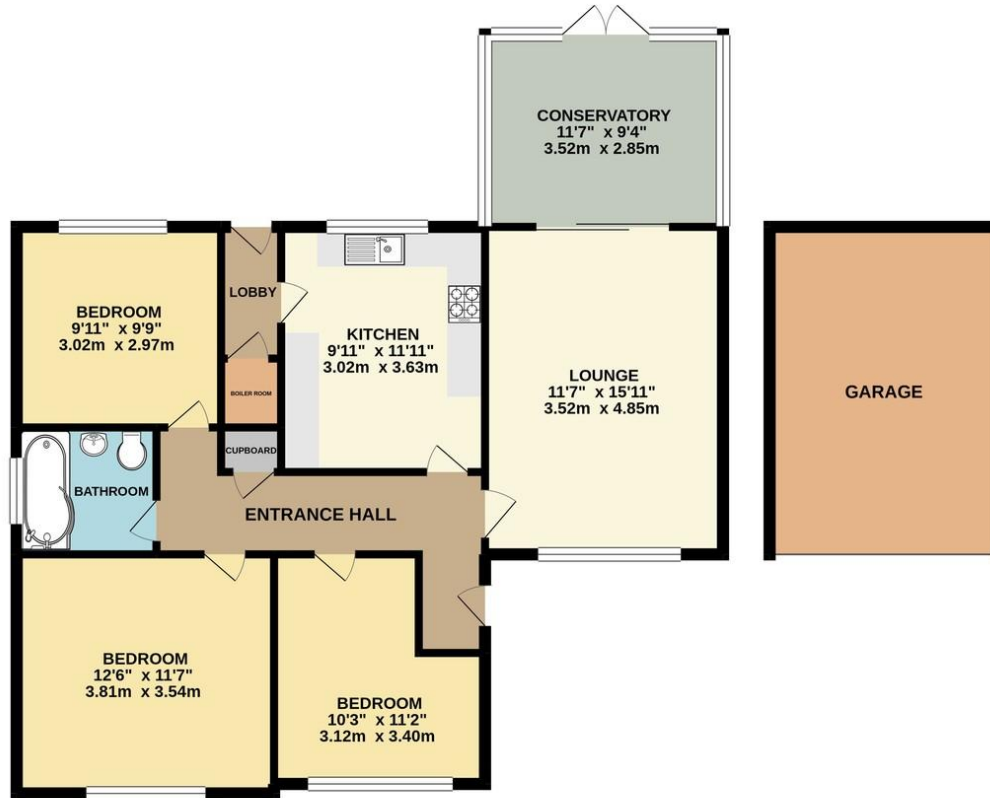
with up and over doors

OUTSIDE

To the front of the property is a front garden with hedges and fence surround along with a slabbed driveway. To the rear is a good sized garden mainly grassed with shrubs and hedges surrounds.



GROUND FLOOR



Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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