

## GOODWOOD AVENUE

Felpham

West Sussex



## £575,000 Freehold

A detached house with 3 bedrooms and pretty, west facing garden

### FEATURES:

- Detached property close to the beach, village and golf course
- Fitted kitchen, separate dining room and garden room
- Double aspect sitting room with fireplace
- 3 bedrooms; one used as a study; and a family bathroom
- Large, enclosed west facing rear gardens with terraced area and pretty front garden incorporating driveway from Downview Road

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## SITUATION

Goodwood Avenue is located just off Downview Road and close to the golf course and Felpham Village which offers wide ranging amenities and a choice of schools, doctors' surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring 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

1 Goodwood Avenue was built in 1935 and retains some original features along with modern additions by the current owners. The ground floor comprises of large entrance porch opening to the entrance hall. From here a door opens to the sitting room which is double aspect and has a fireplace. A further door opens to the formal dining room and this opens to the garden room at the rear of the house. The fitted kitchen, at the side of the house, has a pleasant outlook over the garden and a door from here to access a utility area which gives access to the rear terrace. Upstairs there are three bedrooms, two good sized doubles with built-in storage and a third bedroom, currently used as a study. From the landing at the rear of the house is the family bathroom with W.C and there is also a separate further W.C. The rear garden is a particular feature of the house being west facing and mainly laid to lawn with mature trees and shrubs and has a terraced area adjacent to the property. There is also a detached garage at the rear of the garden with a driveway and a shed. At the front of the property there is a graveled driveway with off-road parking for several cars accessed from Downview Road and a very pretty front garden. The house, subject to planning permission could be extended to create further accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>67</b>	
(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:

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 137.3 sq m / 1477 sq ft



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