

**DAVENPORT ROAD**  
The Beach Estate  
Felpham, West Sussex



## £875,000 Freehold

Beautifully presented, substantial, detached property, with views of the sea and situated on a private beach estate

### FEATURES:

- 4 first floor double bedrooms; master with en-suite shower room
- 3 reception rooms and large entrance hall
- Pretty rear gardens; driveway parking
- Self-Contained Annexe with private garden
- Close to all local amenities and a few paces from promenade/beach access

# DAVENPORT ROAD

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#### SITUATION

The property is located on Davenport Road on the Beach Estate. It is close to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few paces away and in addition to a well-maintained tennis court on the Estate itself, 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 offer a host of leisure and outdoor pursuits and activities.





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## DESCRIPTION

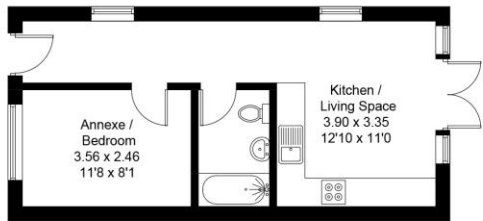
From the spacious entrance hall there is a door to the double aspect sitting room, situated to the front of the house which opens to the conservatory which has two sets of double doors to the front and superb views of the beach. The formal dining room, with vaulted ceiling, has bi-folding doors onto the garden. The kitchen is well appointed with a range of fitted units, built-in appliances and has a door to the utility room, with further fitted storage and external door to the side. There is also a ground floor W.C. On the first floor there are four double bedrooms, all with fitted storage; Bedroom 1 & 2 with front aspect and 3 & 4 to the rear. The master bedroom has an ensuite shower room and sea views. The family bathroom has a roll top slipper bath.

The rear garden is mainly laid to lawn with mature shrub boundaries and can be accessed via a side door from the utility room or the bi-folding doors from the dining room. The self-contained annexe comprises of a double bedroom, bathroom and open plan kitchen / living space and is accessed from a private door at the front and has double doors at the rear onto a private, courtyard terrace. At the front of the property is a pretty garden and a driveway with off-road parking for several cars. We would highly recommend an internal inspection of this wonderful home.

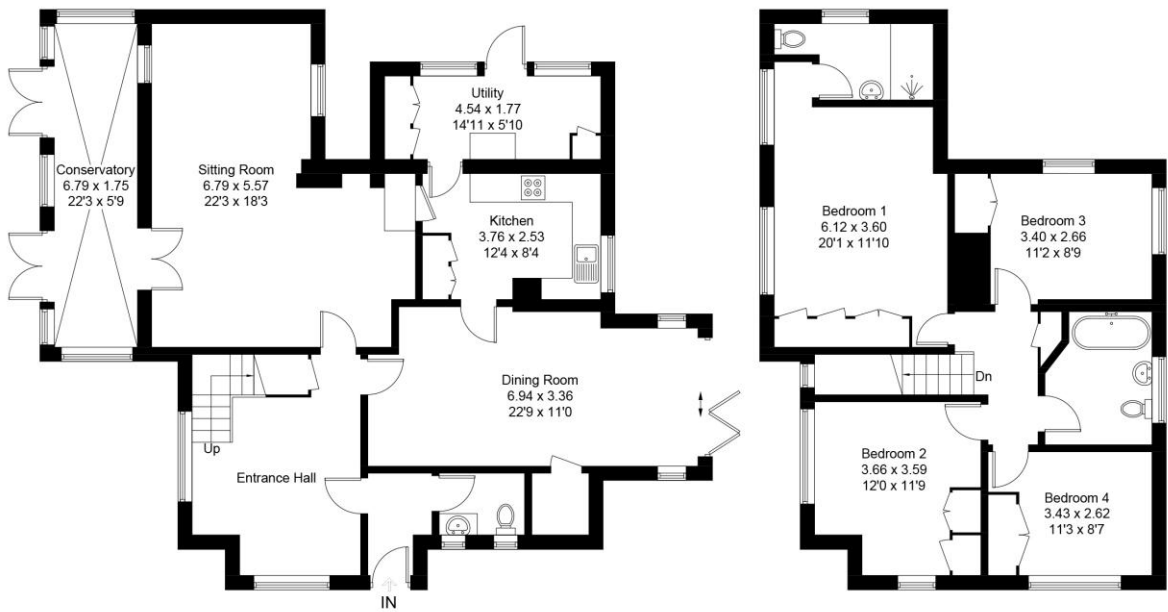


FLOOR PLAN:

Approximate Gross Internal Area = 186 sq m / 2003 sq ft  
Outbuilding = 32 sq m / 345 sq ft  
Total = 218 sq m / 2348 sq ft



**Annexe**  
(Not Shown In Actual Location / Orientation)

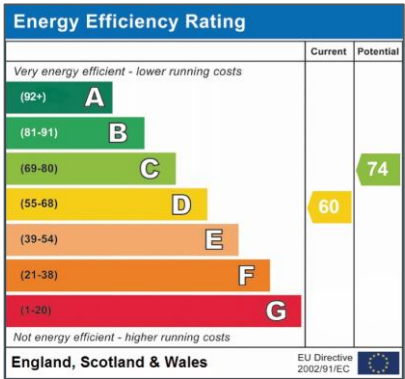


**Ground Floor**

**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1231797)



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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