

DOWNVIEW ROAD

Felpham

West Sussex



£600,000 Freehold

Detached family house with spacious and bright accommodation, in need of some update and offered for sale with no forward chain

FEATURES:

- Substantial, detached property within easy walking distance to village, golf course & beach
- Large open plan kitchen / dining room with separate utility room
- Sitting room with fireplace; formal dining / reception room; large conservatory
- Four bedrooms and family bathroom
- Large, enclosed west facing rear gardens with terraced area, driveway parking and double garage

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SITUATION

Downview Road is a few minutes' walk to Felpham village, which offers wide ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including Bognor Regis Golf Club, King George V Playing Fields, Arun leisure Centre with swimming pool; beaches, sailing and sports club. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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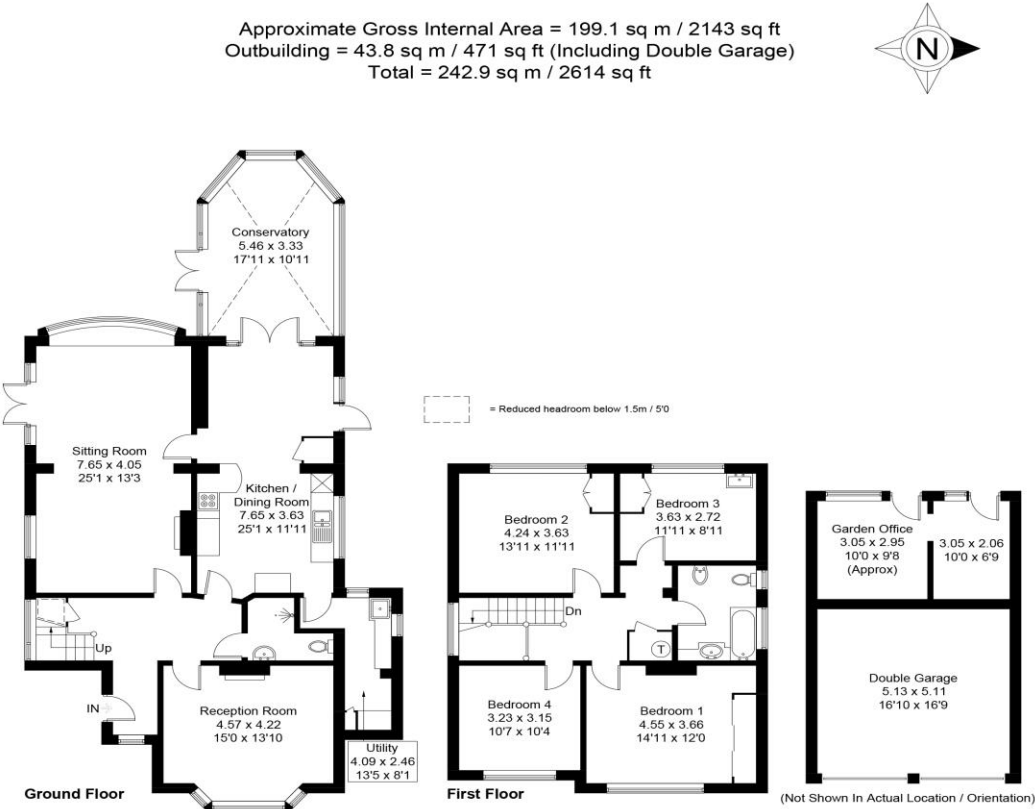


DESCRIPTION

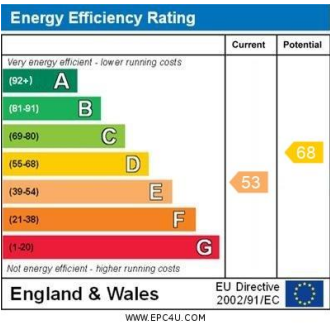
19 Downview Road is a superb, detached family home with well-presented spacious and flexible accommodation. The ground floor comprises of large entrance hall with a door to the sitting room and from here double doors give access onto the garden and also into the superb kitchen dining room. This was re-fitted in 2019 and benefits from a range of modern units, built-in double oven, quartz countertops and opens to the utility room. The conservatory is at the rear of the property and is accessed from a set of double doors from the dining area and has pleasant views over the garden and a set of double doors onto the terrace. At the front of the property is the formal dining room which could also be used as a playroom, snug or ground floor bedroom and there is also a useful ground floor shower room. Upstairs the landing leads to the master bedroom with built-in storage and there are three further double bedrooms and a family bathroom. The rear garden is a particular feature of the property being west facing and mainly laid to lawn with established shrubs and borders and a terrace area adjacent to the property. At the front of the house there is a good-sized driveway offering parking for several vehicles and access to the double garage which has a useful office and store at the rear.



FLOOR PLAN:



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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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