





The Gap, 15 Second Avenue, Felpham

A fine detached house in prime waterfront location.

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- ▶ Prime Waterfront
- ▶ 30ft Sitting/Dining Room
- ▶ Four First Floor Bedrooms
- ▶ Balcony with Sea Views
- ▶ Ample Parking and Garaging
- ▶ 2,073 sqft (excluding Garages)
- ▶ Snug plus Studio/Games Room
- ▶ Three Bath/Shower Rooms
- ▶ Attractive Gardens
- ▶ Approved Planning Permission

The Gap is a spacious detached residence located within the desirable private Summerley Estate, positioned just yards from the beach and enjoying views of the English Channel. The property would make a wonderful family home or holiday retreat and currently has approved planning permission for a large single storey rear extension. Please see <https://www.arun.gov.uk/planning/> ref: FP/64/21/HH for full details.

The current accommodation measures 2,073 sqft (2,339 sqft including the two garages) and is arranged over two floors. Upon entering the property, one is greeted by the spacious reception hall and split staircase. Towards the front of the property is the spacious sitting/dining room which leads on to both the snug at one end and the studio at the other. Although ideal as an art studio, this room could easily fulfil a number of uses including games room or office space. The kitchen is positioned to the rear of the property and leads out to the rear garden.

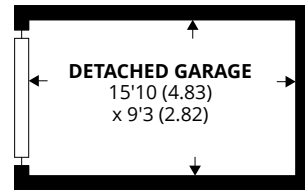
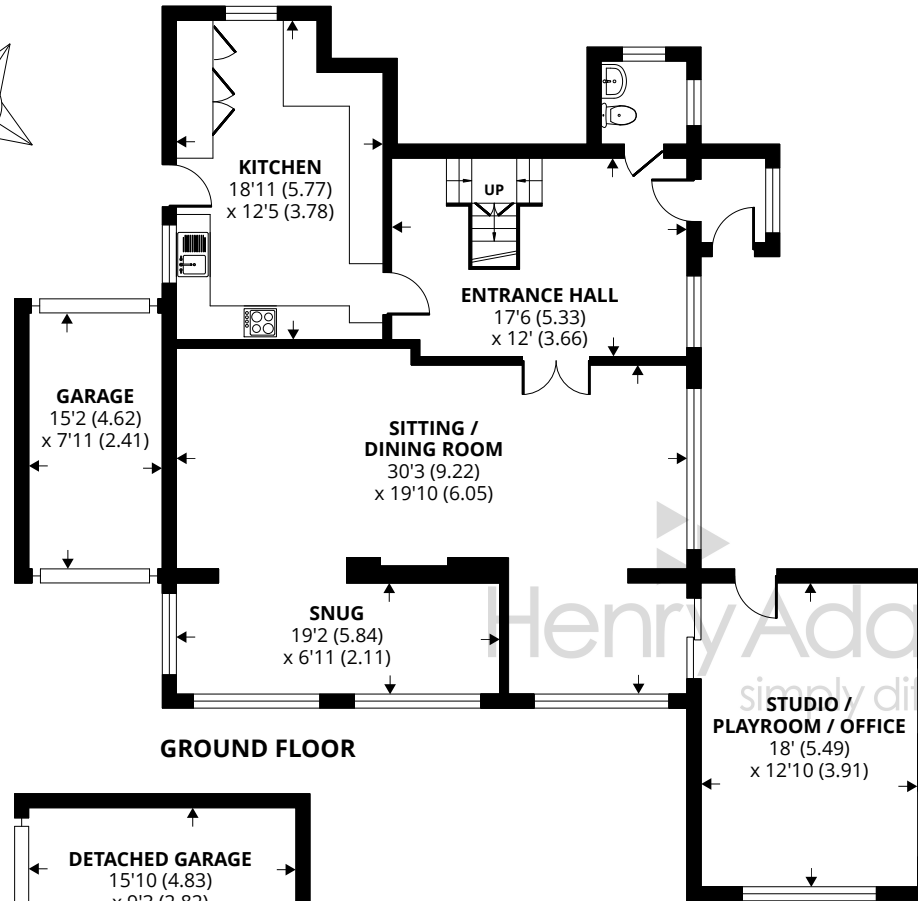
Once on the first floor, all four bedrooms will be found. Two of which, including the principal bedroom, have an en-suite shower room. Bedrooms one and two also access the south-westerly balcony and enjoy the views. Bedroom three also has a sea view.

Private Estate Charge: We understand the private estate charge is approximately £220 p.a.

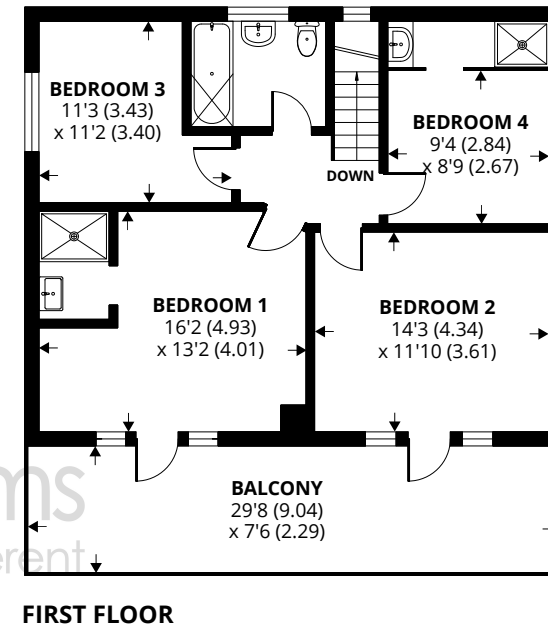








GARAGE NOT SHOWN IN CORRECT POSITION



Approximate Area = 2073 sq ft / 192.5 sq m

Garages = 266 sq ft / 24.7 sq m

Total = 2339 sq ft / 217.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

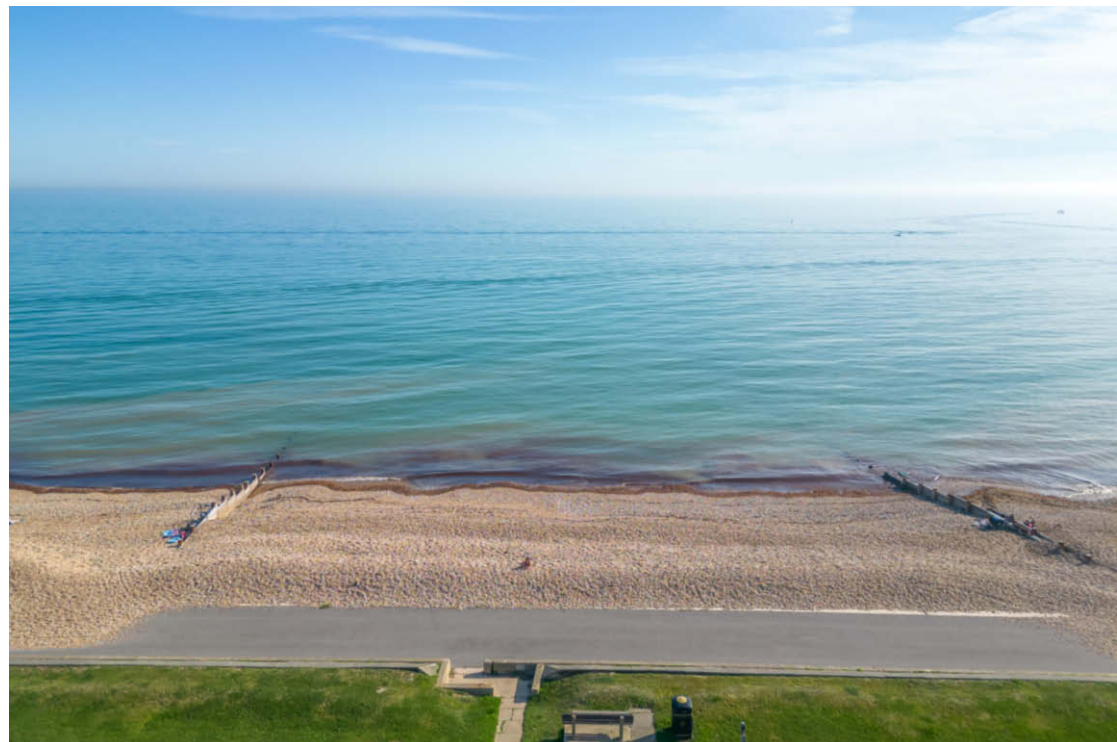
Outside

Outside, the in-and-out driveway provides ample parking and leads to the attached garage to the side of the house. This has an up-and-over door at the front and rear, allowing for trailers or small boats to be pulled through into the rear garden where a further detached garage will be found. The established, pretty rear garden has been sectioned into different areas and provides a good level of privacy.

Location

Second Avenue forms part of the highly desirable Summerley Estate in Felpham. The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. Historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius. 22/07/24

Council Tax Band: G






Henry Adams
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