



## The Gap, 15 Second Avenue, Felpham

Guide Price £850,000



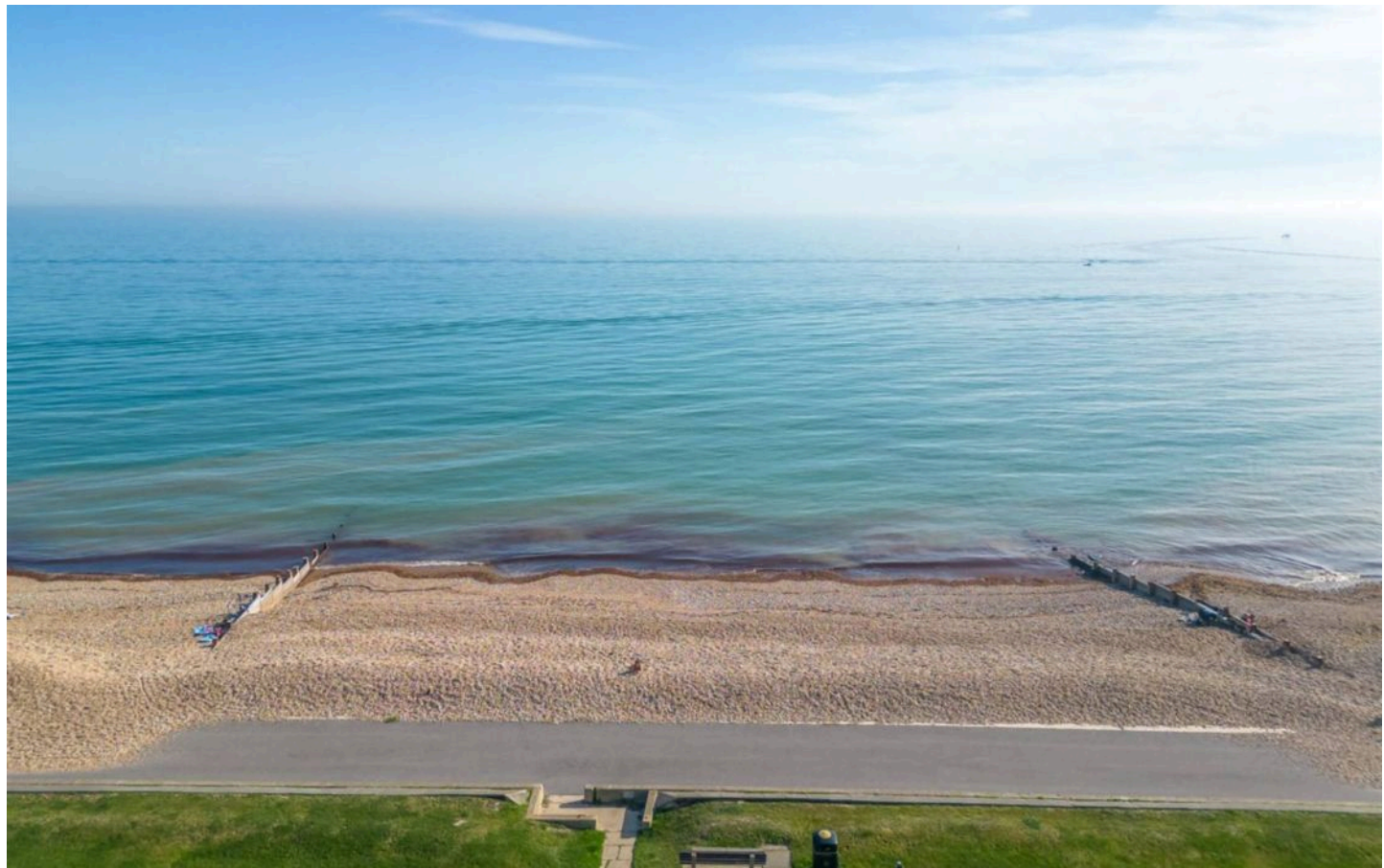
# The Gap, 15 Second Avenue

A fine detached house in prime waterfront location.

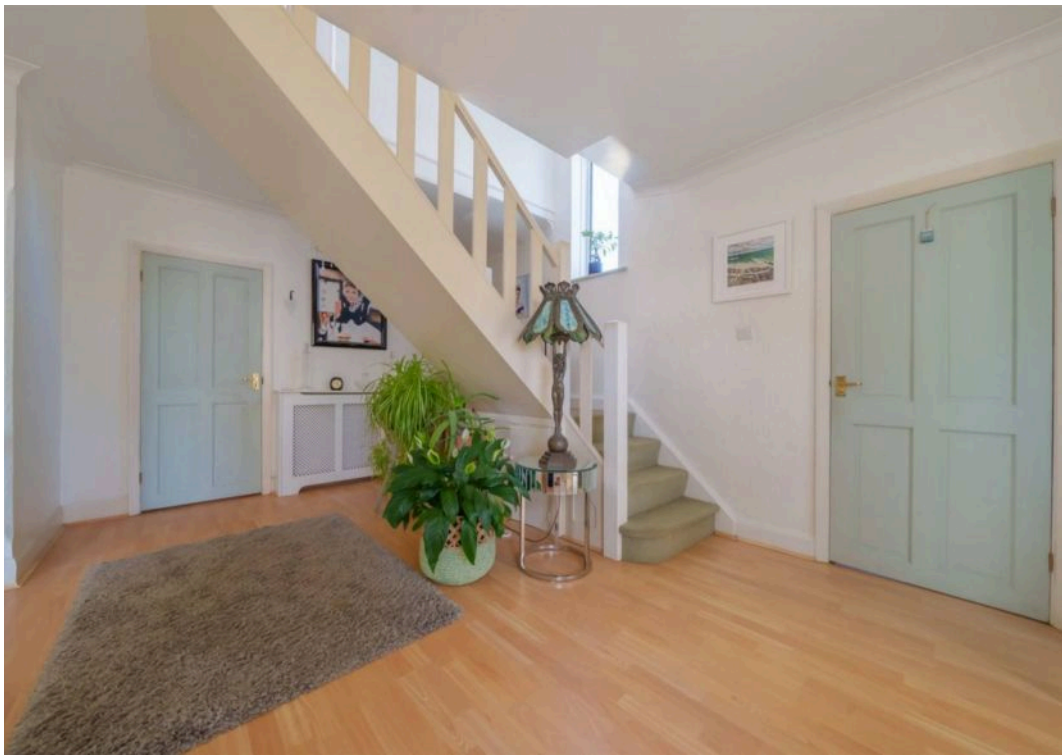
- Snug plus Studio/Games Room
- Approved Planning Permission
- Ample Parking and Garaging
- Balcony With Sea Views
- 2,073 sqft (excluding Garages)
- Three Bath/Shower Rooms
- Attractive Gardens
- Prime Waterfront
- 30ft Sitting/Dining Room
- Four First Floor Bedrooms

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.

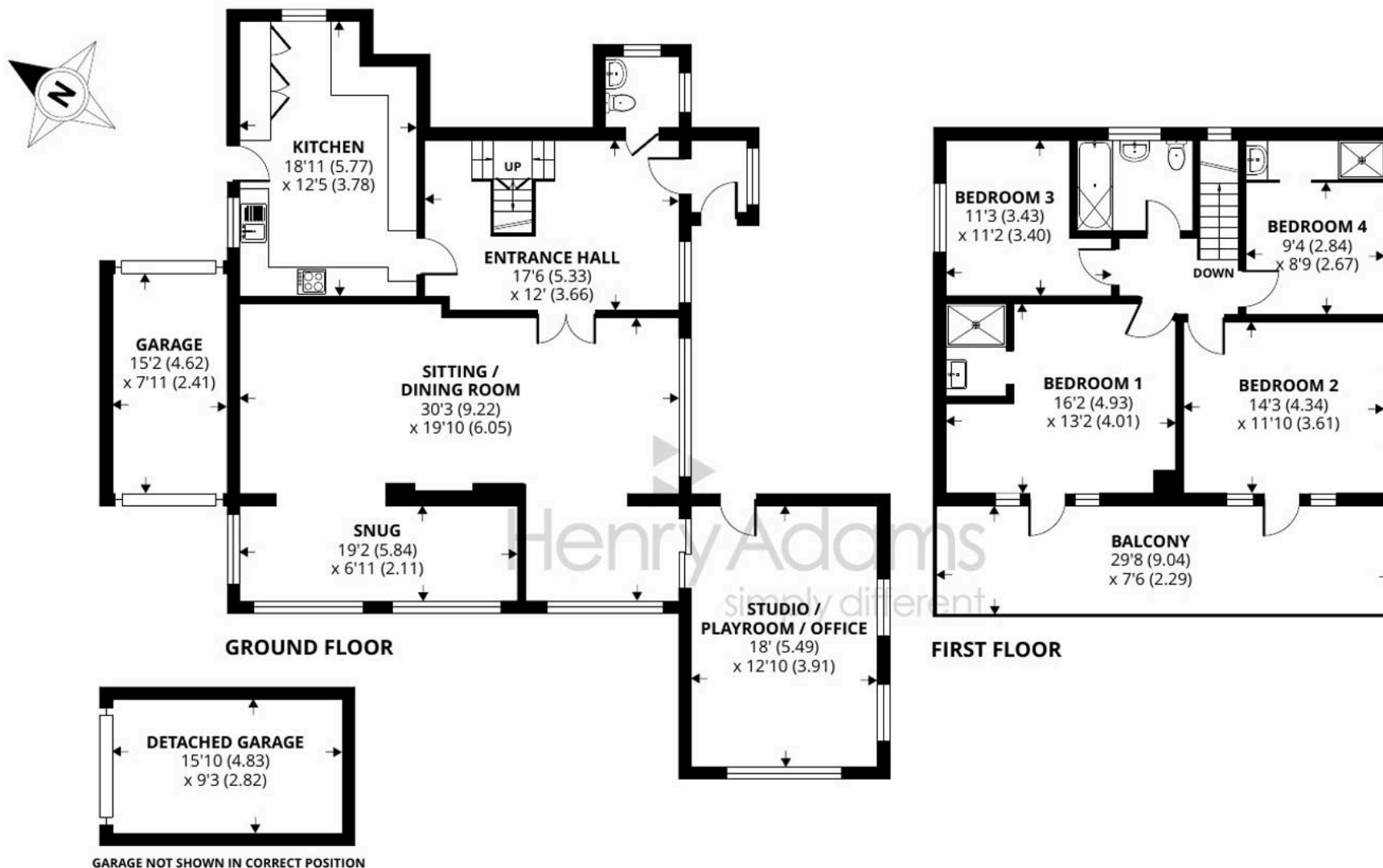












## Second Avenue, Felpham, Bognor Regis

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1032151



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.

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.

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

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.

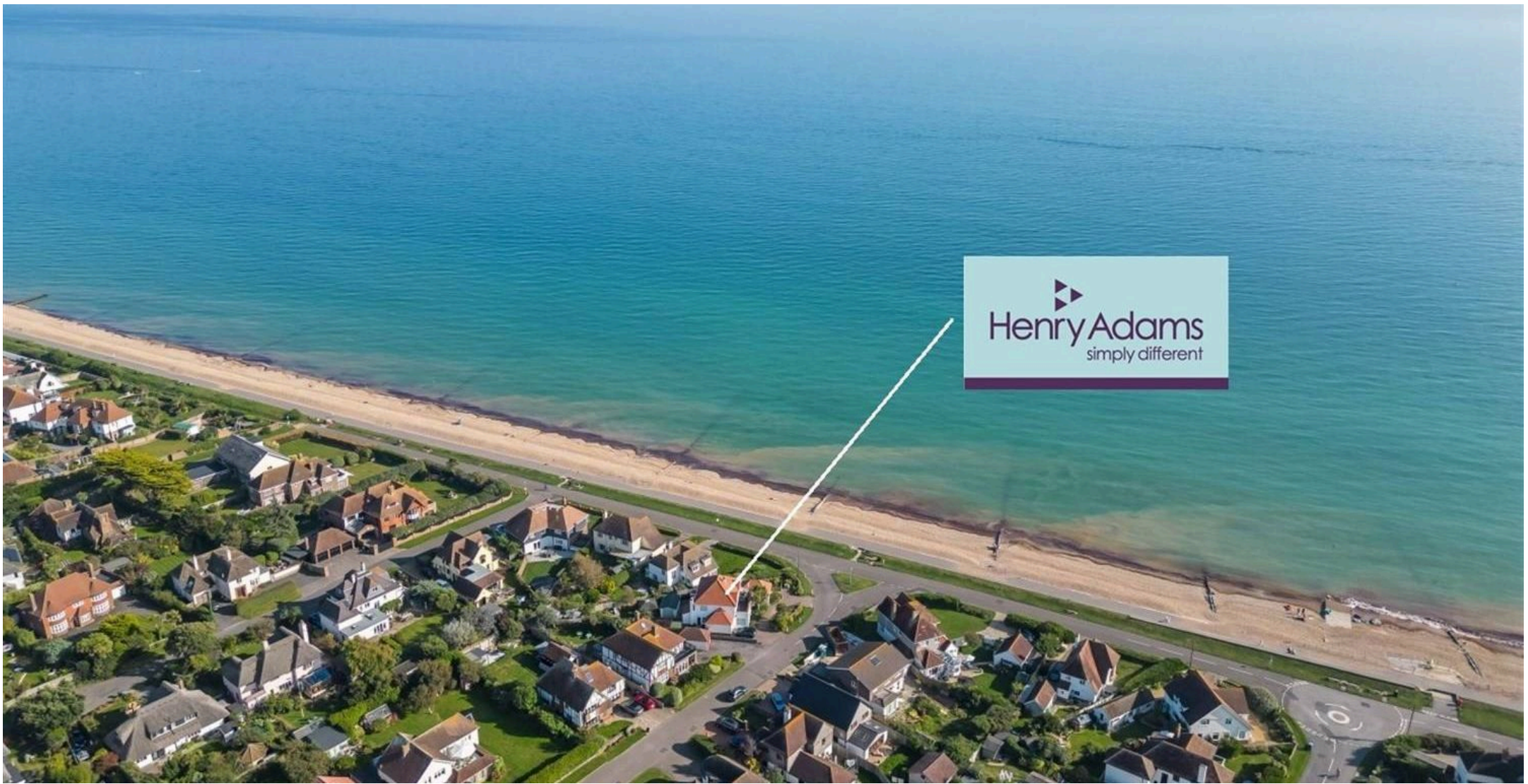
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.