





22 Davenport Road, Felpham

Rare opportunity to own coastal property in prime beachfront location on the private Beach Estate in Felpham.

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- ▶ **Waterside Property**
- ▶ **Suitable for Renovation**
- ▶ **Plot Size Approx. 0.2 Acres**
- ▶ **Three/Four Bedrooms**
- ▶ **Delightful Sea Views**
- ▶ **Direct Beach Access**
- ▶ **Private Estate**
- ▶ **1,985 Sqft of Accommodation**
- ▶ **Heated, Covered Swimming Pool**
- ▶ **No Onward Chain**

Occupying a prime beachfront position on the private Beach Estate in the coastal village of Felpham, this detached residence presents a rare opportunity to own an individual, coastal property with stunning sea views. Subject to the usual consents, the property would be suitable for modernisation or re-development and occupies a plot approaching 0.2 acres. The front and rear gardens are currently laid to lawn with a driveway providing off-road parking for a number of vehicles. The beach is accessed via the rear garden.

Internally, the property measures 1,985 sqft and the ground floor accommodation includes a generous south facing sitting room overlooking the rear garden, a kitchen/diner, two bedrooms each with en-suite facilities, a study/bedroom four and a shower room. The first floor suite has an enviable direct sea view and comprises bedroom, bathroom, a kitchenette and ample storage.

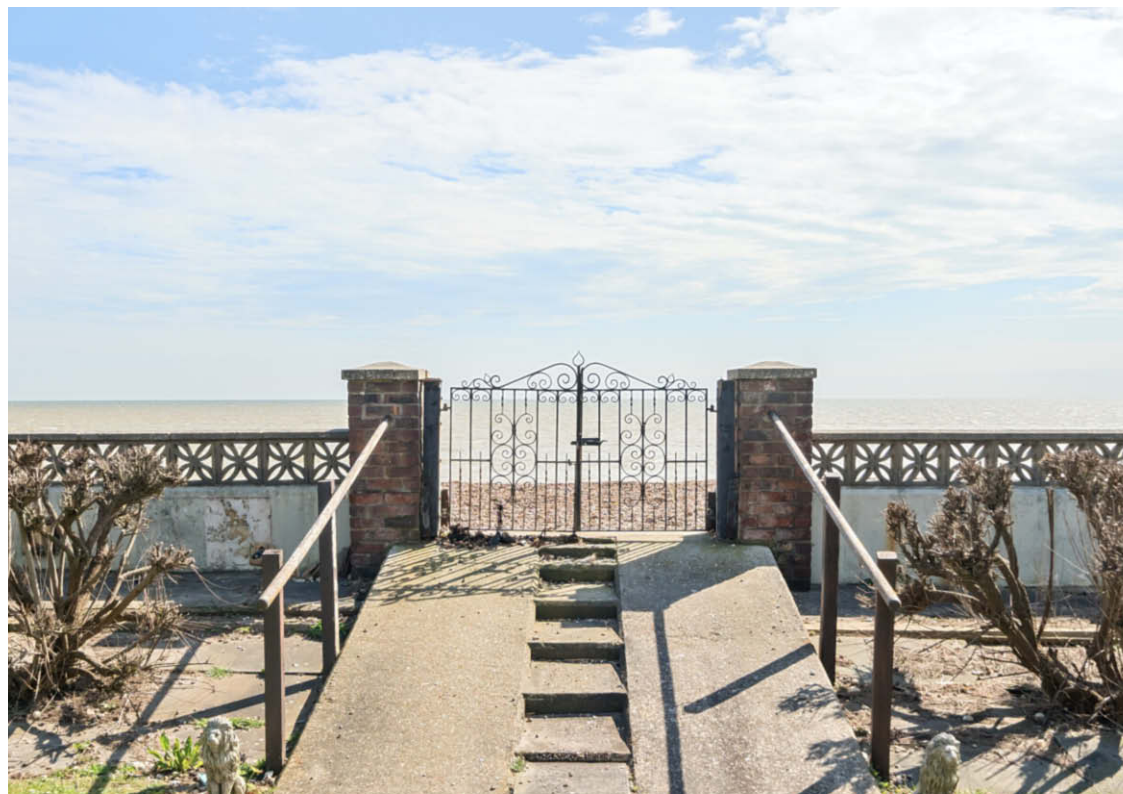
Outside, the rear garden has direct access out to the beach and the beach cafes situated along the promenade. The south facing garden is a good size and includes both a lawned area and a patio area with a covered heated swimming pool.

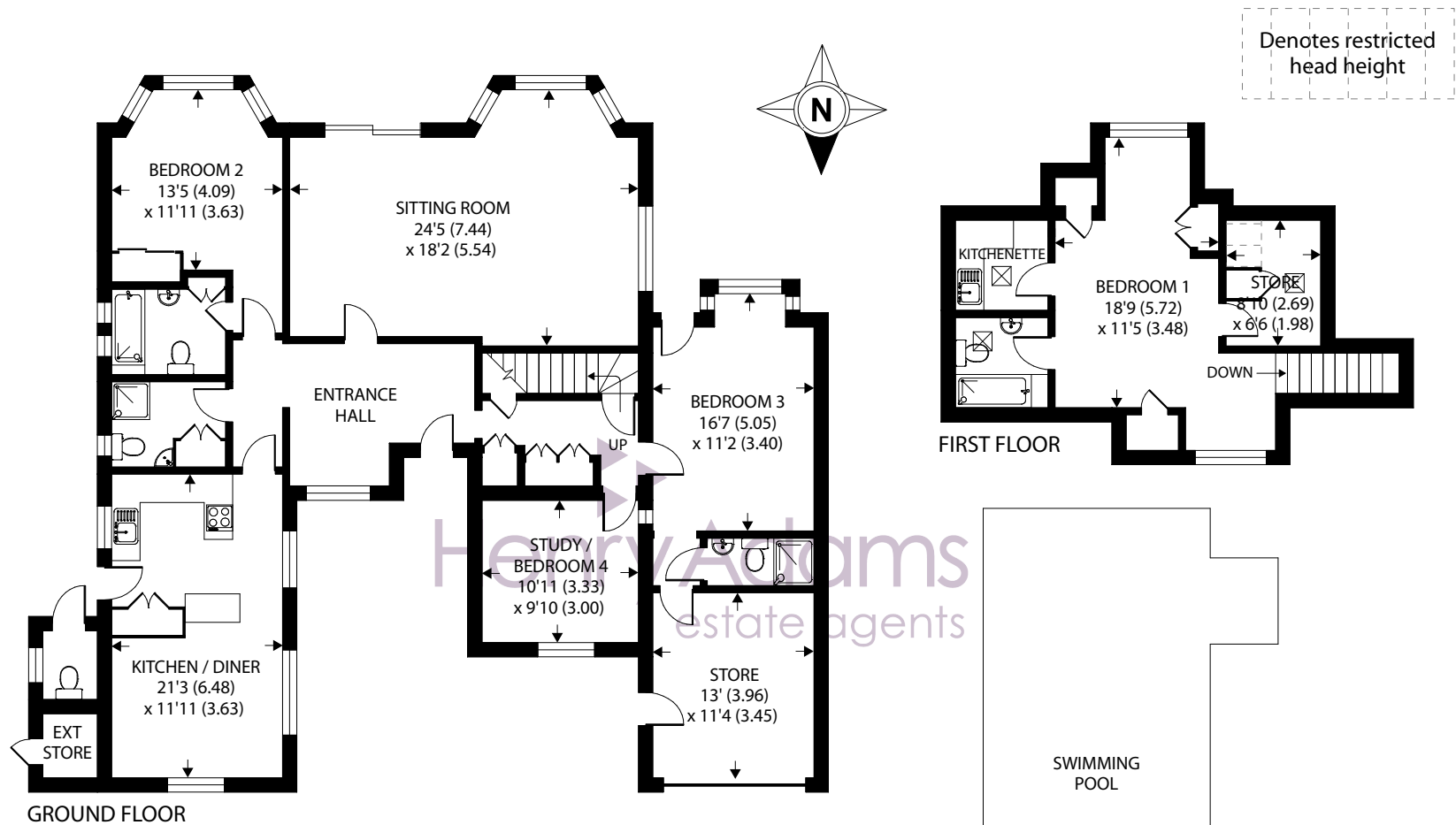
Private Estate Charge: We understand the private estate charge is currently £200 p.a.

Council Tax Band: G









Approximate Area = 1985 sq ft / 184.4 sq m (excludes external store)

Limited Use Area = 8 sq ft / 0.7 sq m

Total = 1993 sq ft / 185.1 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.

Location

Davenport Road is situated to the south-east of Felpham village centre and offers a number of local facilities and amenities including but not limited to a post office, doctors surgery, church hall, leisure centre and schools. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

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