



31 Davenport Road, Felpham

Guide Price £745,000





31 Davenport Road

Beautiful 4/5 bedroom detached home in the Beach Estate, Felpham.

- Detached Chalet Style House
- 1,557 Sqft of Accommodation
- Short Walk to Beach
- Sought-after Private Road
- Partial Sea Views
- En-Suite Shower Room
- Study/Bedroom 5
- Cloakroom
- Double Garage & Driveway

This beautifully presented detached 4/5 bedroom residence is located in the sought-after Beach Estate in Felpham within close proximity to the beach, with the added convenience of being just a short distance from a twitten leading directly to the foreshore.

Upon entering the property, a welcoming entrance hall greets you, leading to a spacious sitting room that spans the depth of the property, offering both north and south aspects and plenty of light. Adjacent to the sitting room, a sizeable conservatory provides an additional space for relaxation and dining, overlooking the garden. The kitchen/breakfast room, accessed from the main hall also has access out to the garden.

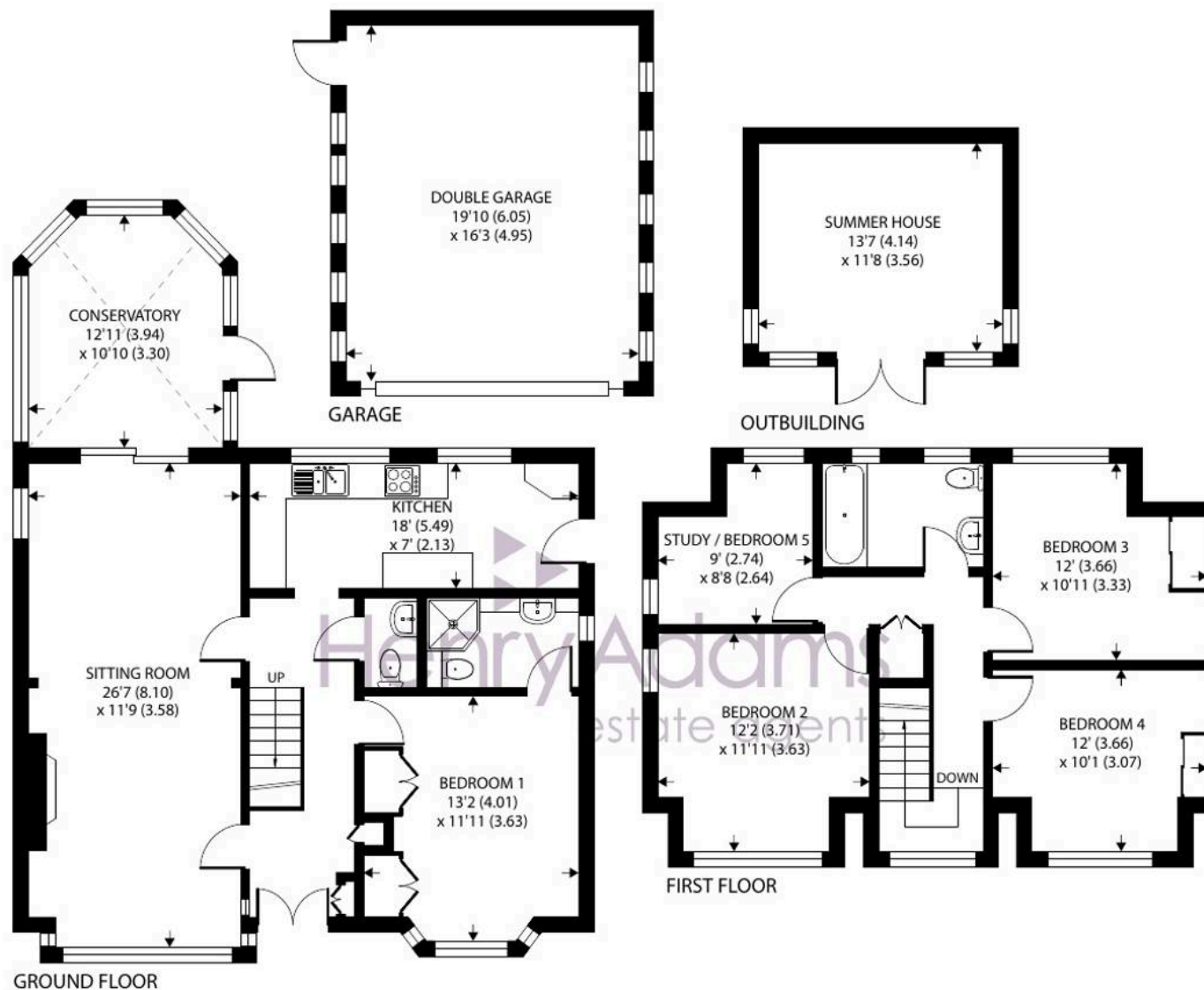
The primary bedroom with fitted wardrobes and an en-suite shower room is situated on the ground floor, along with a cloakroom. Ascending from the hall, stairs lead to the first floor, comprising 3 additional double bedrooms and a study/bedroom 5.

Cont









Davenport Road

Approximate Area = 1557 sq ft / 144.6 sq m

Garage = 324 sq ft / 30.1 sq m

Outbuilding = 159 sq ft / 14.7 sq m

Total = 2040 sq ft / 189.4 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 2024. Produced for Henry Adams. REF: 1183229

Bedrooms 3 and 4 enjoy partial sea views between the houses opposite. A family bathroom serves each of these bedrooms.

Outside, there is ample parking leading to a double garage with power and light. A summerhouse/garden office, located at the far end of the garden, offers versatile usage as a hobbies room, playroom, or a peaceful spot to enjoy the garden views. The garden itself boasts an excellent degree of privacy, featuring a well-manicured lawn and mature plant and shrub borders, along with a patio.

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.

Private Estate Charge: TBC

What3Words ///gloves.coats.dream

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





Henry Adams - Middleton on Sea

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

01243 587687

middleton@henryadams.co.uk

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.