





## 7 Caledon Avenue, Felpham

A detached family home in desirable neighbourhood.



- ▶ **Detached Family Home**
- ▶ **4 Bedrooms**
- ▶ **Sitting Room**
- ▶ **Garden Room**
- ▶ **Ground Floor Cloakroom**
- ▶ **Popular Residential Area**
- ▶ **Kitchen & Utility Room**
- ▶ **Dining Room**
- ▶ **Modern Bath/Shower Room**
- ▶ **Driveway & Garage**

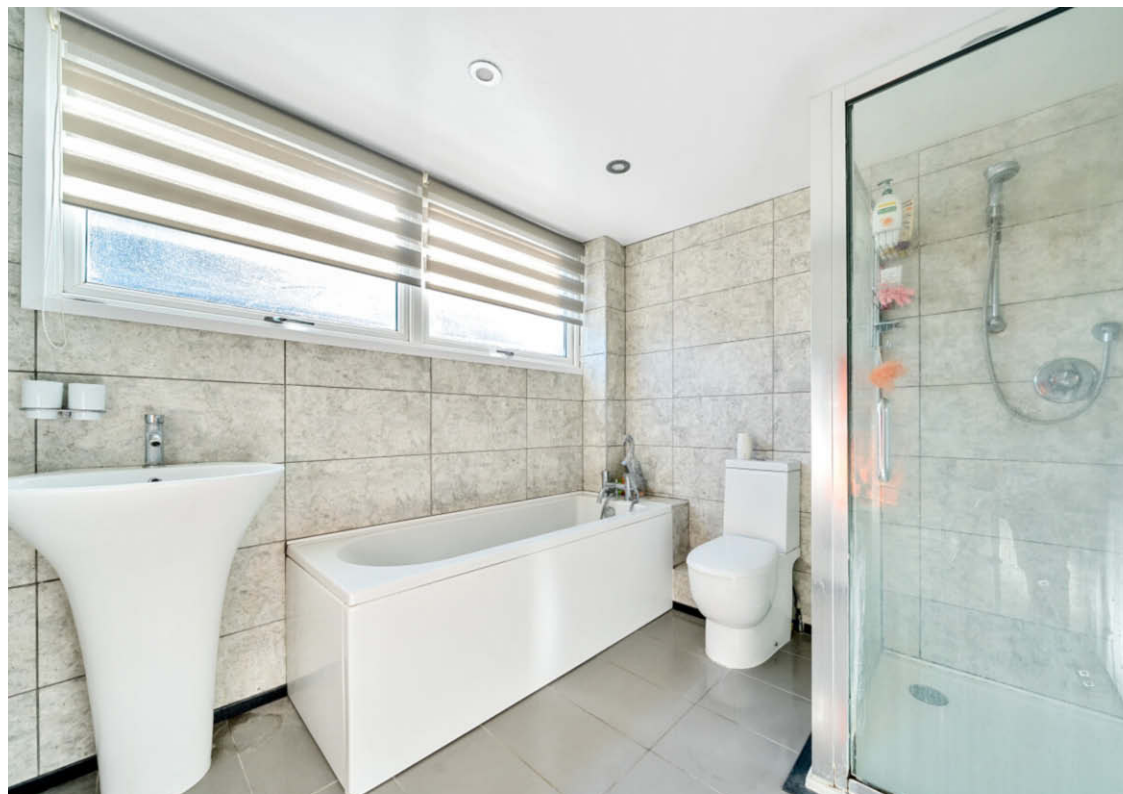
Located within the popular Summerley Fields development, this well presented detached house offers 1,452 sqft of accommodation (including the integral garage) and provides the perfect balance for those looking for a spacious and well-appointed family home.

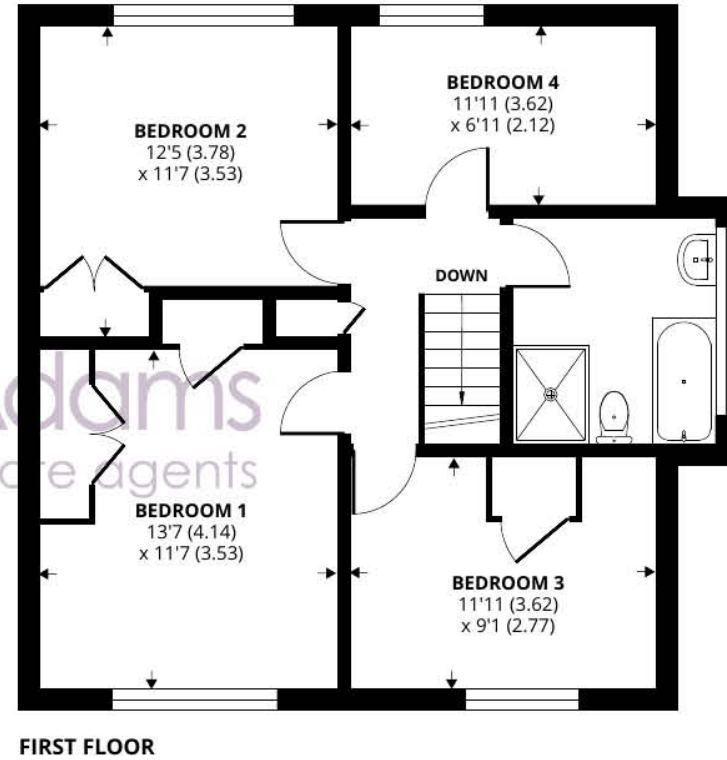
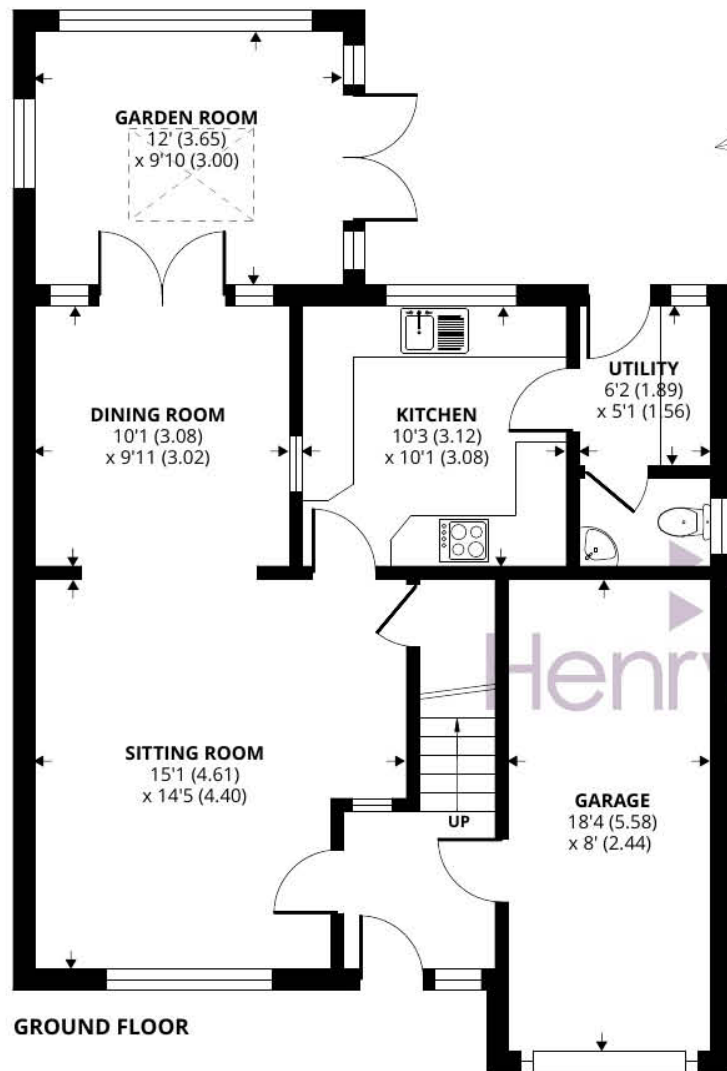
Upon entering, you are greeted by a welcoming hallway that leads into the generously proportioned, light and airy, south-facing sitting room, ideal for entertaining guests or relaxing with family. The adjacent dining room provides a seamless flow for formal gatherings, while the garden room offers a tranquil space overlooking the pleasant rear garden, perfect for enjoying a morning coffee or curling up with a good book. The well-equipped kitchen boasts ample space for culinary enthusiasts, could potentially be opened up into the dining room if desired, and leads on to the convenient utility room and cloakroom/WC which adds the practicality required from a family home.

From the entrance hall, ascend the staircase to discover the family bathroom which is big enough to feature a separate walk-in shower cubicle along with four well-appointed bedrooms. The principal bedroom boasts a spacious layout and ample natural light, creating a peaceful retreat at the end of a long day. The additional bedrooms provide versatility for a growing family, home office, or guest accommodation, catering to a range of lifestyle needs.









## Caledon Avenue, Felpham, Bognor Regis

Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1452 sq ft / 134.8 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). © ntechcom 2024. Produced for Henry Adams. REF: 1178885

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.

The rear garden is mainly laid to lawn with two large areas of patio as well as established borders and hedges. There are doors from the utility room and garden room, as well as a side gate to the front driveway.

Completing this impressive property is a driveway and garage, providing ample parking and storage options for vehicles and outdoor equipment. With the added convenience of being situated in a popular residential area, close to local amenities, schools, and transport links, this home offers the perfect blend of tranquillity and accessibility.

Council Tax Band: E

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