



19 Davenport Road, Felpham

In Excess of £950,000







# 19 Davenport Road

Four bedroom detached house with self-contained annexe.

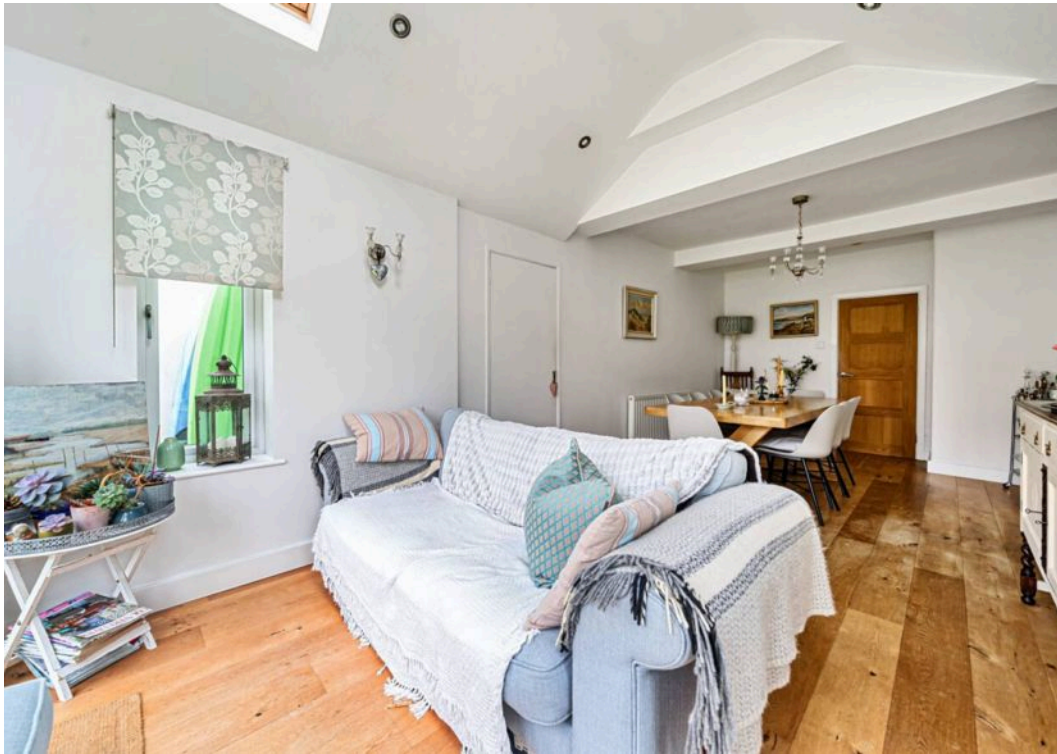
- Impressive Detached House
- 2,348 Sq Ft of Accommodation in Total
- Private Beach Estate
- Sea Views
- Self Contained Annexe
- Sea Facing Conservatory
- Four Double Bedrooms
- En-Suite Shower
- Family Bathroom
- Generous Rear Garden

This stunning and beautifully presented detached residence is situated in a desirable private beach estate in Felpham, with the added convenience of a pathway leading to the foreshore located virtually opposite the property. The recent addition of a self-contained annexe offers a separate space suitable for a dependant relative or a potential holiday rental opportunity.

Upon entering the property, you are welcomed by a spacious entrance hallway currently utilised as a study area. Adjacent to it, an L-shaped sitting room with feature fireplace and direct access to the conservatory is positioned on the south side of the property facing the sea. Towards the back, a family/dining room with vaulted ceilings and abundant natural light offers views throughout the length of the garden, along with doors which open out to the garden. This room is conveniently located next to the modern kitchen, complete with cream shaker-style cabinetry and several integrated appliances.



















## Davenport Road, Bognor Regis

Approximate Area = 2003 sq ft / 186 sq m

Outbuilding = 345 sq ft / 32 sq m

Total = 2348 sq ft / 218 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1303009

Additionally, a utility room connected to the kitchen provides ample storage space and leads to the garden through the side passage. A cloakroom is a valuable addition to the ground floor accommodation.

Stairs from the hall lead to the first floor, where you will find all four double bedrooms. Each bedroom is equipped with fitted wardrobes, with the principal bedroom benefiting from views of the sea and an en-suite shower room. Bedroom two also enjoys sea views. A family bathroom caters to the remaining bedrooms and features a free-standing roll-top bath.

The recently added annexe, finished in 2021, comprises entrance hallway, double bedroom, contemporary shower room and an open-plan living area with a kitchen and access to a private courtyard garden.

Outside, to the front, a driveway provides off-road parking. The rear garden boasts a large expanse of well-manicured lawn, a patio area and well-established bordering shrubbery with a mix of pretty coastal plants.

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.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is an employee of Henry Adams LLP.

Private Estate Charge: The private estate charge is approximately £200 p.a.

What3Words ///focal.ports.flute

Tenure: Freehold & Council Tax Band: F

EPC Energy Efficiency Rating: D







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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.