





46 Davenport Road, Felpham, Bognor Regis

A beautifully appointed detached residence with stunning sea views and direct access to the beach and promenade.



- ▶ Detached Sea Facing Residence
- ▶ Magnificent Kitchen/Dining Room
- ▶ Ground Floor Study
- ▶ Principle Bedroom with Balcony, Dressing Room and En-Suite
- ▶ Third Bedroom with En-Suite
- ▶ Sitting Room
- ▶ Utility/Family Room
- ▶ Cloakroom
- ▶ Second Double Bedroom with Balcony and En-Suite
- ▶ South Facing Garden with Jacuzzi

Situated on the sought-after Private Beach Estate in Felpham lies this beautifully appointed, three double bedroom detached house which enjoys stunning sea views and direct access from the garden to the promenade and beach. The property has been tastefully updated and modernised in recent years with a particular feature being the stunning kitchen/dining room which patio doors opening onto the south facing garden. There is also a sitting room with attractive log burner and utility/family room, also with doors leading out to the south facing garden. On the ground floor a study can be found off the sitting room and there is also a cloakroom. On the first floor the principle double bedroom affords stunning sea views and benefits from a dressing room and spacious en-suite bath/shower room/WC. The second bedroom also allows access to the balcony with sea views and benefits from an en-suite shower room/WC. The third bedroom is also a double and also enjoys a shower room with en-suite facility.

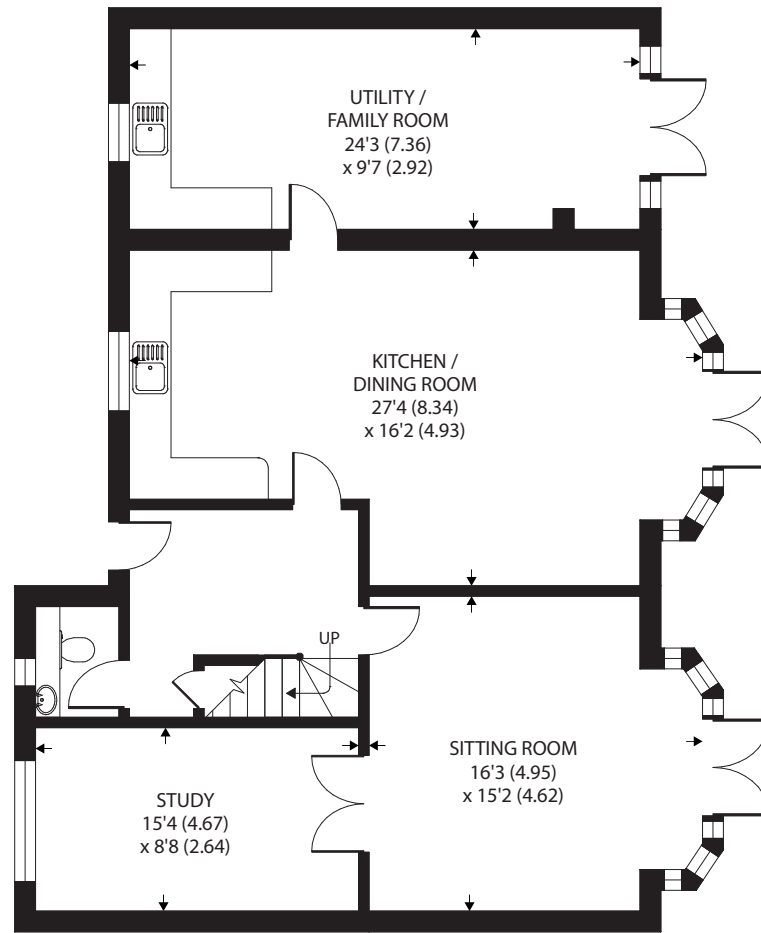
Private Estate Charge: £140.00 per year.



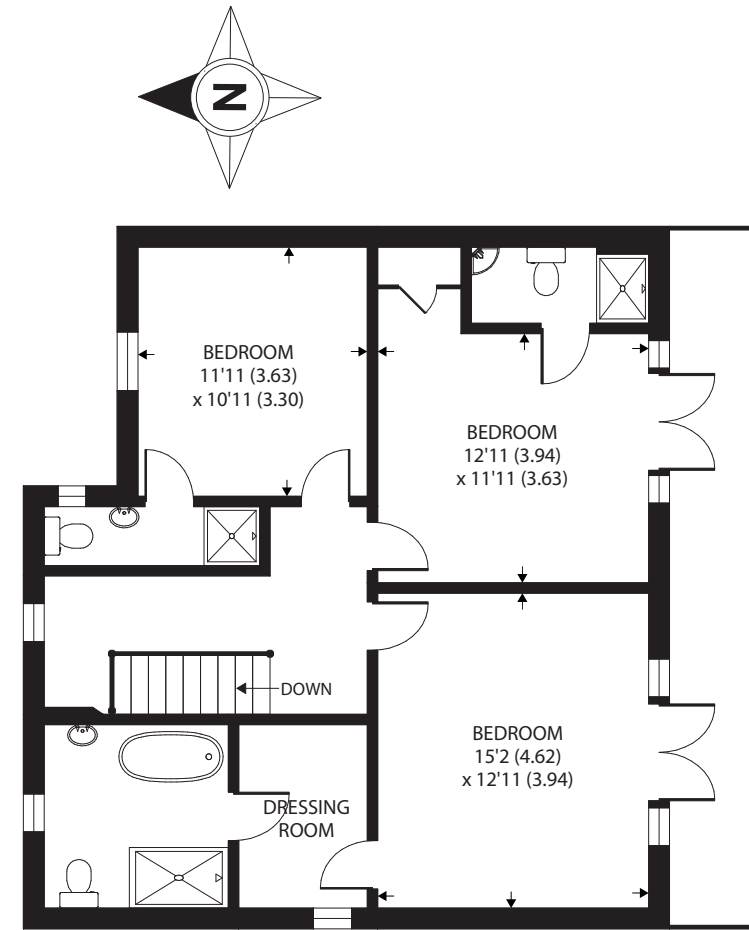




APPROX. GROSS INTERNAL FLOOR AREA 2028 SQ FT 188.4 SQ METRES



GROUND FLOOR



FIRST FLOOR

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.

Outside

Outside, the property has a driveway providing off road parking for a number of vehicles. As mentioned previously, the rear garden is of a southerly aspect, with a patio area adjoining the rear of the property, giving way to lawn. A gate allows access onto the promenade and beach.

Location

The popular Beach Estate is situated on the seafront in Felpham and within a quarter of a mile or so of the village centre. Facilities on the estate includes a residents tennis court, well tended communal gardens and allotments. The popular village of Felpham offers a wide range of local facilities including sports centre with swimming pool, golf club and a range of other useful shops.

Directions

From Middleton-on-Sea head towards Felpham on the A259. After passing the petrol station on the right hand side, turn left into Summerley Lane. Follow Summerley Lane for approximately half a mile and as it bends to the right and leads into Limmer Lane. Take the third turning on the left into The Ridgeway and then left into Copeland Road, right into Longport Road and a final left in to Davenport Road where number 46 will be found on the seaside.

10/05/2017



