



**Oakenholt 5 Wedgwood Road**  
**Felpham, Bognor Regis,**  
**PO22 7JF**

**Offers in Excess of £650,000 Freehold**

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In the 19th Century large parts of Felpham were owned by the Duke of Richmond. However, by 1916 the Felpham Beach Estate Company was formed and the development of the estate as we know it today commenced. This particular **INDIVIDUAL ARCHITECT DESIGNED DETACHED RESIDENCE** was built by local company, Middleton Builders, in 1936 and was purchased by the family of the current owners in 1971 for the princely sum of £10,000 !! Full of charm and period features of the time, this property is in need of modernisation and updating, but offers a 'blank canvas' opportunity for the discerning purchaser. Set on a generous plot with gardens surrounding the property on three sides, the house is located within 300 yards of the beach after which the estate has been named. The Beach Estate has a very special atmosphere.

Owned by the residents and self-managed, there is a tennis court for resident members, allotments (when available), a central greensward, and of course the direct access to the Beach. Felpham village centre is approximately 1/2 a mile away, whilst the busier centres of Bognor Regis, Chichester, Worthing and Brighton are all within reach. So if you are looking for something a little bit different, something to make your own, why not arrange an appointment to view and join us in this "dwelling for immortals" (as described by the poet and mystic, William Blake) . Telephone **May's** to arrange a convenient time to view.

## ACCOMMODATION

### ARCHED PORCH:

with hardwood bullseye glass front door to:

### ENTRANCE HALL:

oak strip flooring; radiator; twin broom store/cloaks cupboard.

### CLOAKROOM:

with wash hand basin inset in vanity unit with cabinet beneath; low level W.C.; quarry tiled floor.

### LIVING ROOM:

**SITTING ROOM SECTION:** 16'6" x 12'0" (maximum measurements) narrowing to feature brickette fireplace having oak mantle over; electric radiator; t.v. aerial point; oak strip flooring; double aspect room south and west with glazed panelled double doors to

**GARDEN ROOM:** 14'0" x 7'6". A triple aspect room south, east and west with timber framed double glazed sliding doors to Garden.

**DINING SECTION:** 15'2" x 10'6" oak strip flooring; electric radiator; double aspect room south and east; door to:

**KITCHEN:** 12'0" x 10'9" (3.65m x 3.27m)

(maximum measurements over units) stainless steel sink with timber work tops plus cupboard beneath; space and plumbing for washing machine and dishwasher; Rayburn Royal gas fired range cooker plus adjacent space for further gas or electric oven; gas fired water heater; range of timber fronted storage cabinets; recess currently housing fridge freezer; uPVC framed double glazed door to rear; quarry tiled floor.

### F.F. LANDING:

trap hatch to roof space with loft ladder; airing cupboard housing lagged hot water cylinder.

**BEDROOM 1:** 16'9" x 8'9" (5.10m x 2.66m)

double aspect room south and west with walk in wardrobe cupboard; wash hand basin inset in vanity unit.

**BEDROOM 2:** 10'9" x 9'0" (3.27m x 2.74m)

with range of fitted wardrobe cupboards; double aspect.

**BEDROOM 3:** 11'0" x 7'8" (3.35m x 2.34m)

built in wardrobe cupboard; wash basin inset in vanity unit.

**BEDROOM 4/STUDY:** 10'8" x 9'0" (3.25m x 2.74m)

double aspect room south and east; range of fitted office furniture.

### SHOWER ROOM:

fully tiled with corner glazed cubicle having independent mixer; pedestal wash hand basin; heated towel rail.

### SEPARATE W.C.:

with close coupled suit; wash basin; bidet; part tiled walls.

### OUTSIDE AND GENERAL

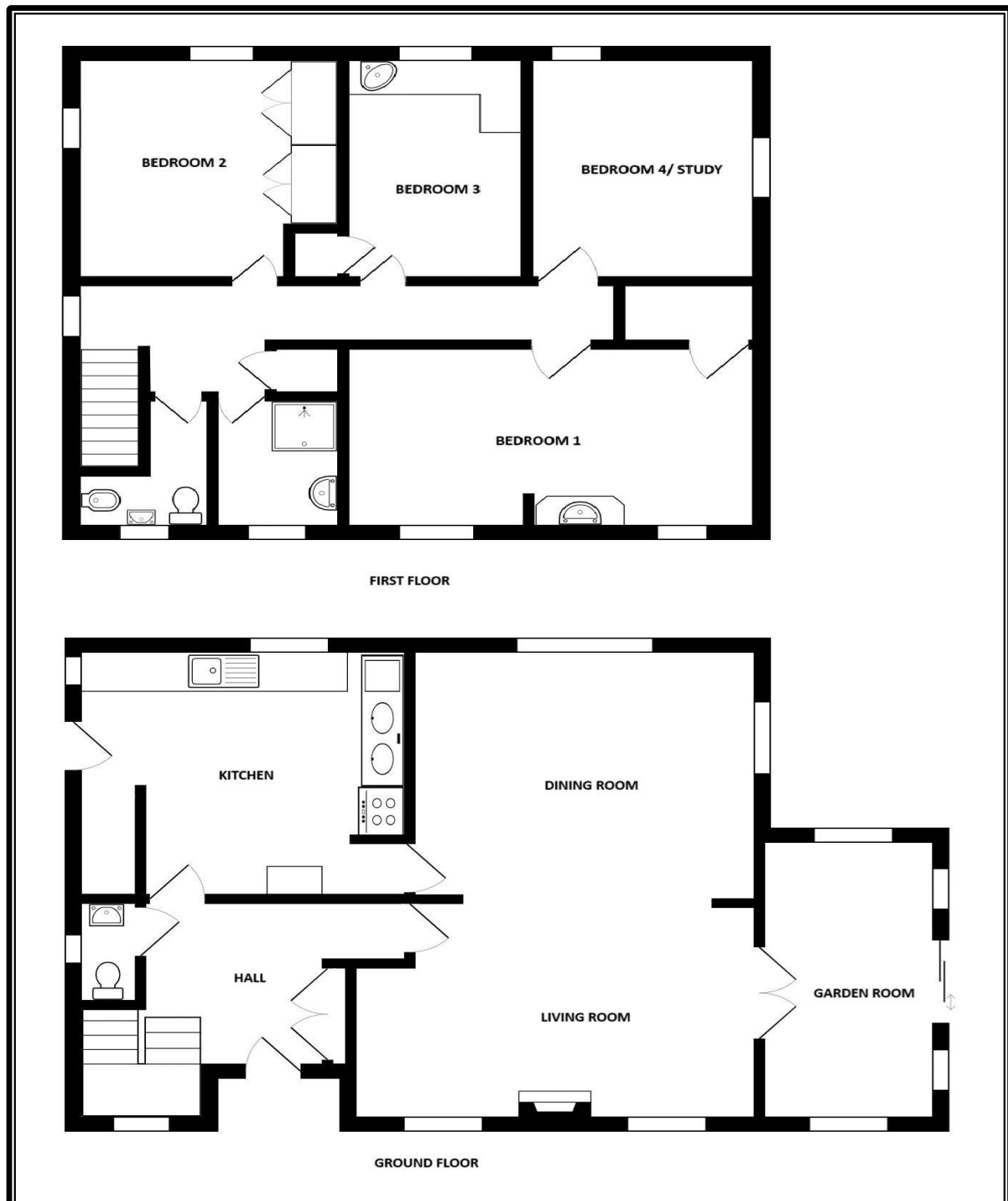
**GARAGE:** 19'6" x 10'0" (5.94m x 3.05m)

having electric up and over door; power and light; personal door to side.

**Cont....**

### GARDENS:

The property is surrounded on three sides by garden creating three distinct zones, that to the west is laid to a combination of lawned areas, pathways, plus rose and shrub borders and a arched gateway leads to an area surrounded by lapped timber fencing and wall proving an area once used as a kitchen garden with **TIMBER GARDEN STORE** (12'3 x 7'6) tucked to one corner. A concrete pathway runs along the eastern boundary with coal stores, **TIMBER GARDEN SHED** and gateway to the main garden area. Facing south and featuring kidney shaped pool (in need of maintenance) surrounded by paved patio area with timber pool house and further block paved area. **TIMBER PUMP ROOM**. The secondary area measuring some 32' x 38' has an ornamental pond with brick and lapped timber fencing boundaries, mature shrubs and trees





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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