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Wingate, 46 Davenport Road
Felpham, Bognor Regis,
PO22 7JS

Offers in Excess of £1,000,000

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Imagine waking to the sound of the waves lapping at the water's edge on a summer's morning, the sun streaming through the window and catching the sparkle of the diamond like reflections as they hit the wave crests on their never ending journey to the shore. In contrast, curl up beneath the bedclothes safe and warm whilst the November gales lash the rain against the windows and the rollers crash with a roar, headlong on to the pebbles. Just a dream? Well this dream could become a reality with this **DETACHED BEACH~SIDE RESIDENCE**. Located on the **Private Felpham Beach Estate**, this significantly modernised family home offers the chance of realising your dreams with versatile accommodation providing the option for 2/3 Reception rooms, 3/4 Bedrooms - 3 with en-suite facilities. Offering 21st Century style in a 1930's built shell with up to date features such as electric underfloor heating to the ground floor supplemented by gas fired central heating by radiators, uPVC framed double glazed windows and a full width **BALCONY providing extensive sea views**.

From a facilities point of view, the area is served by the village centre of Felpham, some 3/4 of a mile to the west, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Summerley Corner and Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. For an opportunity to acquire this fine seaside residence, why not contact **May's** for an appointment to view.

RECESSED PORCH:

With quarry tiled floor; hardwood door to:

RECEPTION HALL: 10' 6" x 7' 0" (3.20m x 2.13m)

Concealed radiator; understairs storage/meter cupboard.

CLAOKROOM:

Close coupled W.C. with concealed cistern incorporating wash basin in vanity unit with storage beneath; fully tiled walls; heated towel rail.

SITTING ROOM 15' 8" x 15' 3" (4.77m x 4.64m)

(the former into wide bay). Corner fireplace incorporating wood burning stove and log store; uPVC framed double glazed double doors to patio and garden; glazed panelled double doors to:

DINING ROOM: 15' 4" x 8' 9" (4.67m x 2.66m)

Radiator.

KITCHEN/FAMILY ROOM: 28' 0" x 16' 0" (8.53m x 4.87m)

(maximum measurements). Comprising:

KITCHEN SECTION: 11' 10" x 11' 3" (3.60m x 3.43m)

Contemporary range of units having quartz worktop, upstands and wall mounted cabinets over; inset stainless steel sink; integrated dishwasher, double oven and ceramic hob located in central island with extractor unit and further storage beneath; pull out larder unit; 'american style' fridge/freezer.

FAMILY SECTION: 16' 0" x 14' 0" (4.87m x 4.26m)

Twin vertical radiators flanking uPVC framed double glazed double doors to patio and garden; glazed panel door to:

GAMES/UTILITY ROOM/BEDROOM 4: 24' 9" x 9' 6" (7.54m x 2.89m)

(overall measurements).

UTILTIY SECTION: 9' 8" x 6' 4" (2.94m x 1.93m)

(maximum measurements over units). Floor standing cupboard units with worktop, tiled splash backs and wall mounted cabinets above; washing machine and tumble drier; pull-out larder cupboard; adjacent shelved store.

GAMES ROOM/BEDROOM 4: 17' 4" x 9' 8" (5.28m x 2.94m)

uPVC framed double glazed double doors to patio and garden.

FIRST FLOOR LANDING:

Radiator; trap hatch to roof space with loft ladder, boarding, power and light plus gas fired boiler.

BEDROOM 1: 15' 2" x 13' 0" (4.62m x 3.96m)

uPVC framed double glazed double doors to BALCONY with extensive sea views; 2 radiators; door to:

DRESSING ROOM: 9' 0" x 6' 0" (2.74m x 1.83m)

With range of hanging rails and shelving. door to:

EN-SUITE BATH/SHOWER ROOM: 9' 0" x 8' 9" (2.74m x 2.66m)

Fully tiled with white suite comprising freestanding contemporary styled bath having mixer tap and hand held shower attachment; wash basin inset in vanity unit; close coupled W.C.; walk-in shower enclosure with independent mixer; heated towel rail; extractor fan; 2 heated towel rails.

Cont.....

BEDROOM 2: 13' 0" x 12' 0" (3.96m x 3.65m)

Double built in wardrobe cupboard; radiator; uPVC framed double glazed double doors to BALCONY with extensive sea views; door to:

EN-SUITE SHOWER/W.C.:

Fully tiled with glazed cubicle having independent mixer; close coupled W.C.; corner wash basin; heated towel rail; extractor fan.

BEDROOM 3: 12' 0" x 10' 9" (3.65m x 3.27m)

Radiator; door to:

EN-SUITE SHOWER/W.C.:

Fully tiled with enclosure having independent mixer and glaze pivot door; wash basin; close coupled W.C.; heated towel rail; extractor fan.

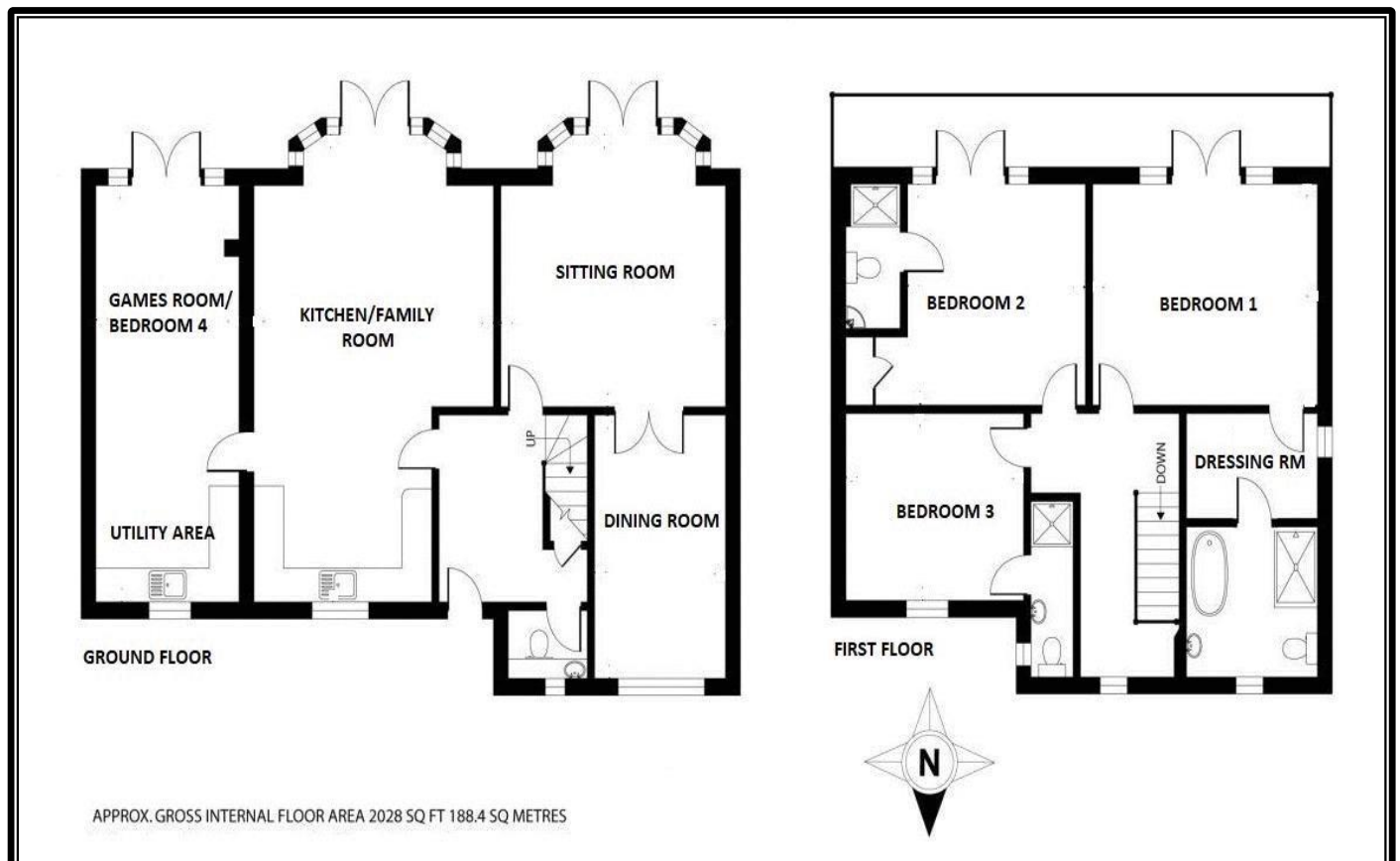
OUTSIDE AND GENERAL

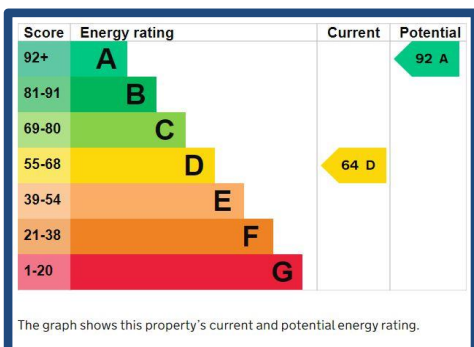
GARDENS:

The **REAR GARDEN** faces south and has a depth extending to some 55 ft and a width of 50 ft or thereabouts. The area is subdivided into distinct zones, that adjoining the house being laid to stone paved patio separated from the more formal lawn by a dwarf brick wall. The lawn is bisected by a matching central path leading in turn to a further pebbled area separating the property from the promenade and beyond to the Beach. **TIMBER GARDEN STORE: 13'6" X 8'9"**. **HOT TUB:** Set in screened area.

The **FRONT GARDEN** is laid to a combination of lawned area with central exotic bed. adjoining a generous block paved hardstanding providing: **OFF-STREET PARKING** for an number of vehicles.

Please note there is an estate charge levied annually. Currently at £200.00.





More photographs may be available on our website
www.maysagents.co.uk

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.