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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



**22 Davenport Road**  
**Felpham, Bognor Regis,**  
**PO22 7JR**

**Offers in Excess of £800,000 Freehold**

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For many people Felpham is associated with family holidays by the sea but there is so much more to the village than holidays. The flat coastal plain, the much vaunted sunshine record and the relatively mild winters all form attractions that add to that allure. In order to take advantage of these features the **BEACH FRONT POSITION** of this **DETACHED CHALET STYLE RESIDENCE** must surely rate highly in ones search criteria. Situated on the private Beach Estate, the property is deceptively spacious with 4 Bedrooms and 3 reception areas, plus 3 en-suite facilities and of course the **COVERED SWIMMING POOL** ! Having been in the same ownership for some 35 years, this longevity of occupation speaks volumes for the property which however, is in need of a degree of modernisation.

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 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.

Brick paved entrance way to:

**RECESSED PORCH:**

With rustic oak door to:

**ENTRANCE HALL:**

Under stairs storage/cloaks cupboard; range of fitted storage cupboards plus book shelving.

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

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset polycarbonate sink; space and plumbing for washing machine; eye level double oven; ceramic hob; integrated fridge and freezer; radiator; stable door to enclosed courtyard; opening to:

**DINING ROOM:** 12' 0" x 10' 4" (3.65m x 3.15m)

A double aspect room, north and west, with radiator.

**LIVING ROOM:** 24' 6" x 17' 10" (7.46m x 5.43m)

(overall measurements, narrowing to 12'10").

**SITTING ROOM SECTION:** 17' 10" x 14' 6" (5.43m x 4.42m)

A double aspect room, south and west, with 2 radiators; wall light points; opening to:

**GARDEN ROOM SECTION:** 13' 10" x 10' 6" (4.21m x 3.20m)

With arched display unit; radiator; uPVC framed double glazed door to patio and garden affording SEA VIEW.

**BEDROOM 1:** 16' 3" x 11' 4" (4.95m x 3.45m)

(the former into wide bay). Radiator; u PVC framed double glazed door to patio and garden; opening to LOBBY with door to:

**EN-SUITE SHOWER/W.C.:**

Fully panelled shower cubicle with electric mixer, curtain and rail; close coupled W.C.; wash basin; heated towel rail; fitted medicine cabinet; wall mounted convector heater.

**BEDROOM 2:** 13' 6" x 12' 0" (4.11m x 3.65m)

(narrowing to fitted wardrobe cupboards). Radiator; SEA VIEW; door to:

**EN-SUITE BATHROOM/W.C.:**

Part tiled with panelled bath; close coupled W.C.; pedestal wash basin; 2 heated towel rails; fitted medicine cabinet.

**BEDROOM 3/STUDY:** 11' 0" x 9' 9" (3.35m x 2.97m)

Radiator.

**SHOWER ROOM/W.C.:**

Fully tiled with glazed shower cubicle with independent mixer; close coupled W.C.; corner wash basin; heated towel rail; airing cupboard.

**FIRST FLOOR SUITE:**

Accessed via staircase with chair lift.. Previously utilised for care accommodation. Door to:

**BEDROOM:** 17' 10" x 11' 0" (5.43m x 3.35m)

(maximum measurements into wide bay and narrowing to face of eaves hanging cupboard). Radiator; EXTENSIVE SEA VIEWS. Walk-in storage room; Door to:

**KITCHENETTE:** 6' 6" x 6' 4" (1.98m x 1.93m)

Range of units having roll edged worktop and tiled splash back; inset stainless steel sink.

**EN-SUITE BATHROOM/W.C.:**

With panelled bath; close coupled W.C.; pedestal wash basin; part tiled walls.



#### OUTSIDE AND GENERAL:

#### BOILER/METER CUPBOARD:

Housing gas fired boiler.

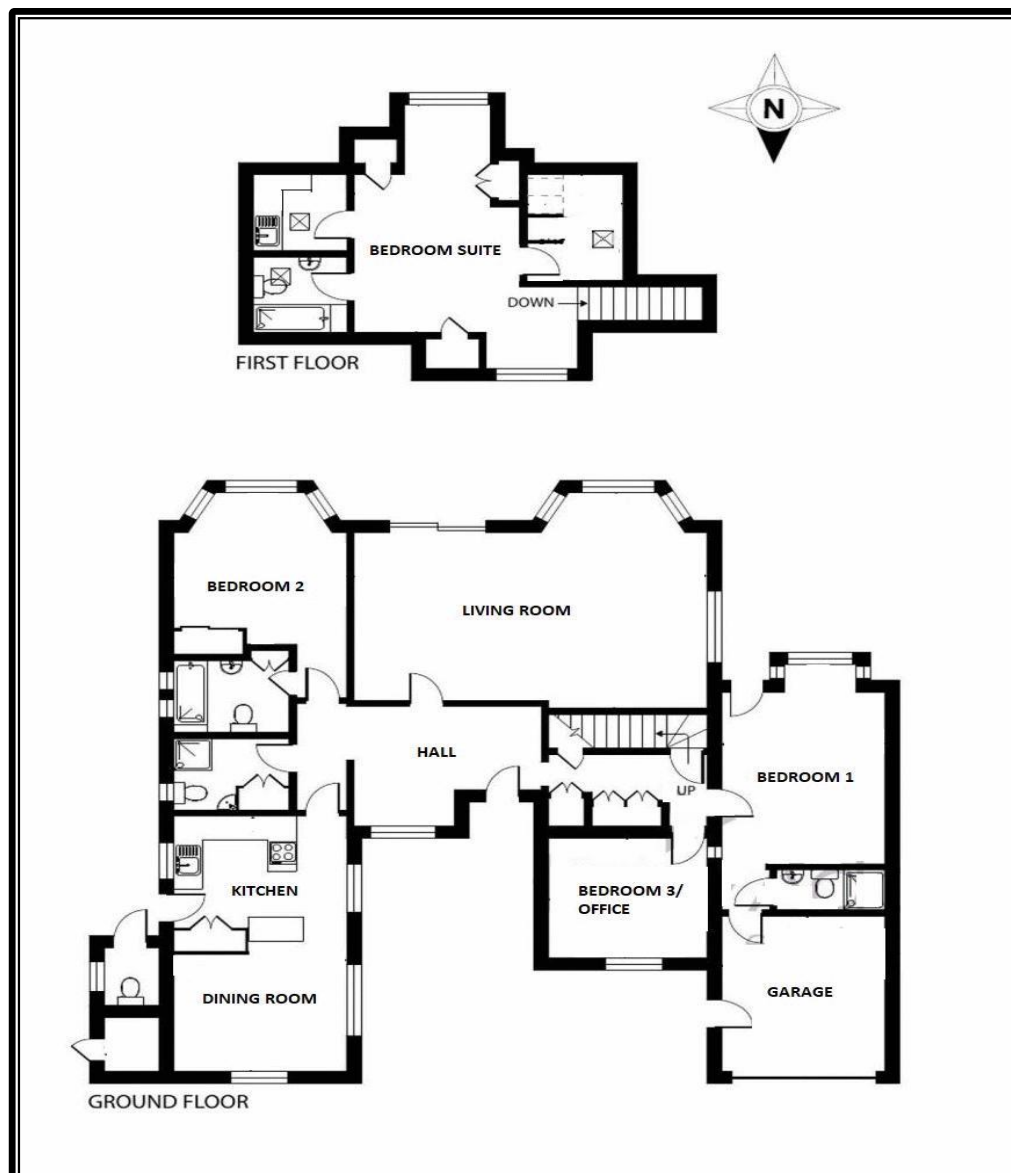
#### OUTSIDE W.C.:

#### GARAGE: 13' 0" x 11' 3" (3.96m x 3.43m)

With electrically operated up and over door; power and light; personal doors to side and inner lobby.

#### GARDENS:

The REAR GARDEN faces south with direct access via the promenade to the Beach having a maximum width approaching 105 ft and a depth of some 56 ft, the former narrowing to 70 ft or thereabouts . The area is laid principally to lawn with paved patio adjoining the property, all sheltered by matured tamarisk hedging and lapped timber fencing. The garden features a COVERD SWIMMING POOL with associated PUMP AND CHANGING ROOMS. The FRONT GARDEN is again laid principally to lawn with inset flower and shrub beds, plus brick paved driveway and hardstanding providing parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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