

*SW*  
Sims Williams



14 DOWNVIEW ROAD, FELPHAM, WEST SUSSEX, PO22 8HG

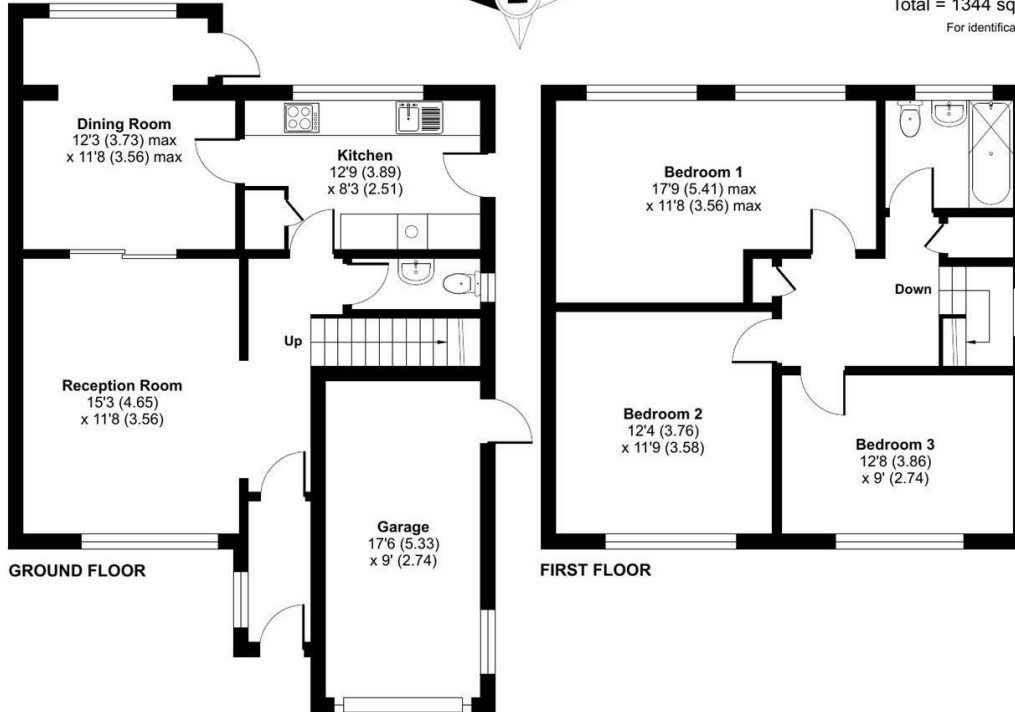
# Downview Road, Bognor Regis, PO22

Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1158615





# £460,000 Freehold

14, DOWNVIEW ROAD,  
FELPHAM,  
WEST SUSSEX, PO22 8HG

- Detached House
- Three Double Bedrooms
- Lounge/Diner
- Downstairs Cloakroom
- Kitchen
- Garage
- Ample Parking
- Secluded Garden
- No Forward Chain

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = E

This detached property is located on an established road within Felpham close to favourable schools and local amenities. Just over half a mile walk away you can find Felpham seafront with its popular promenade leading to the village centre. There you will find local shops, cafes and restaurants. The historic town of Arundel can be found to the North of the property with the Cathedral City of Chichester to the West. Bognor Golf Club can be found at the end of Downview Road and there is a Sailing Club in Felpham. Goodwood with its various events including horse racing and Festival of Speed is located to the north of Chichester.

Internally, the property offers spacious and bright accommodation that would be suitable for a buyer willing to undertake a modest amount of refurbishment.

As you enter, you will find a hallway leading to an open-plan lounge with a feature fireplace. Towards the back, there are sliding doors that open into an extended dining area offering views over the garden and access to the paved seating area. The fitted kitchen at the rear features base and eye-level units and offers further access to the side of the property.

In addition, there are storage cupboards and a downstairs cloakroom on the ground floor.

Going upstairs to the first floor, an airy landing, storage cupboards, a family bathroom, and three good-sized double bedrooms await. The original layout of the property had the master bedroom, which spans the full width of the property, as two separate bedrooms - one being a double and the other a reasonable single. Any purchaser should be able to reinstate the

property back to a four-bedroom layout by erecting a stud wall.

Outside, to the front, there is ample parking for several vehicles and access to a garage via an up-and-over metal door. The front garden is enclosed by established hedges and has a large lawn area and side access. To the rear of the property is a secluded garden with a lawn, paved seating areas and established borders.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Flansham roundabout take the exit onto the B2259 in the direction of Bognor Regis. Continue along this road taking the second exit at the mini roundabout continuing along the B2259 until you come to a crossroads with traffic lights. Take the right hand lane and turn right onto Downview Road towards the Golf Club. The property can be found approximately 350 yards on your right hand side.

