



WHITE GABLES

THE GROVE | FELPHAM | PO22 7EY

SW
Sims Williams

WHITE GABLES

11 THE GROVE, FELPHAM, PO22 7EY

FREEHOLD

- Detached House
- Four Bedrooms
- Two Bathrooms
- Large Sitting Room
- Dining Room
- Office Space
- Utility Area
- Ample Parking & Driveway
- Large Garden

The Grove is situated in the esteemed village of Felpham, just 0.3 of a mile from the Felpham seafront and promenade. The village has various amenities such as shops, cafes, restaurants and popular schools and is less than 0.4 miles from the property. North of the property you can find the South Downs National Park and the Goodwood Estate, which holds the world renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

This 1920s detached house features spacious and bright living spaces across two floors and has undergone significant improvements and refurbishments since its purchase. Upon approaching the house, you'll be welcomed by a porch area and an attractive front door that leads into a hallway. The hallway includes stairs to the first floor and doors to all principal rooms. To the right, there's a generously sized dining room with an office space at the rear. Continuing along the hallway, on the left-hand side, there's a large 34" reception room featuring a fireplace with a woodburning stove, attractive wooden paneling, and benefiting from a dual aspect. Additionally, there's a downstairs cloakroom and utility room with access to the rear garden.

The first floor hosts a spacious kitchen/breakfast room with views of the garden and a set of French doors opening to the seating area.

Ascending to the first floor, you'll find a newly fitted family bathroom with a freestanding bath, separate shower, and WC and sink. The property offers generous-sized double bedrooms, with the second and third bedrooms featuring built-in storage. The master bedroom, which stretches 29" in length, includes a new ensuite with a freestanding bath, separate shower, his and her sinks, and WC. The master bedroom also boasts a Juliet balcony with views over the garden.

At the front of the property, there's ample parking for several vehicles via a block paved driveway and access to the detached garage with a pitched roof. The property also boasts a large, well-established yet secluded rear garden with several seating areas, a pond, and a sizable lawn.



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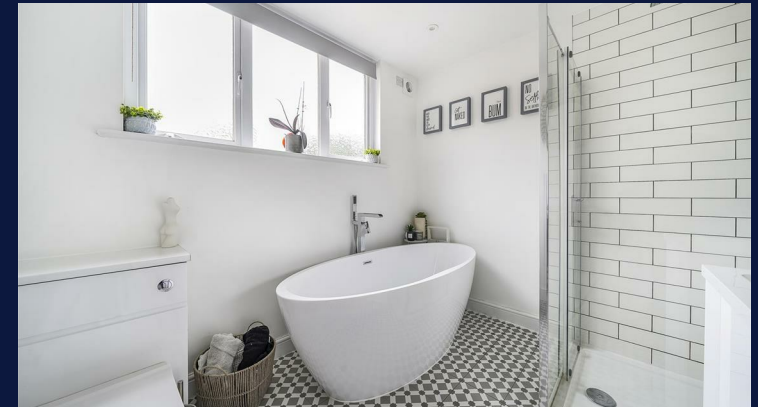
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EPC Band - Current - D Potential - C

Council Tax Band G

Head east on the B2259 from the Hotham Park roundabout, at the Butlins roundabout take the second exit onto Upper Bognor Road. Follow the road for 0.4 mile, then take the turning on the right onto Vicarage Lane. Vicarage Lane will merge into Limmer Lane, continue along for 0.3 of a mile, turn left onto The Midway and continue to the end where the road turns into The Grove and the property is ahead of you.

The Grove, Bognor Regis, PO22

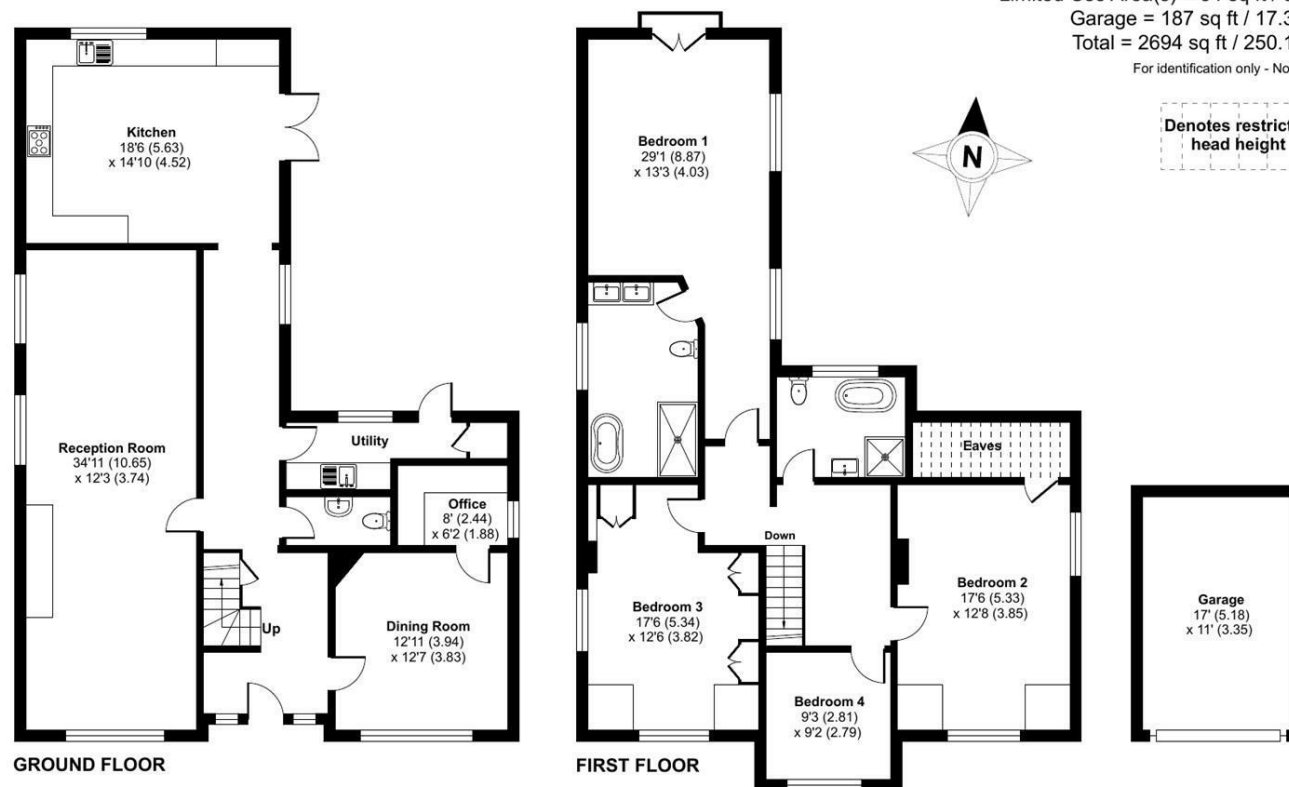
Approximate Area = 2453 sq ft / 227.8 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 2694 sq ft / 250.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1158869



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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