



THE MIDWAY

| FELPHAM | PO22 7EZ

SW
Sims Williams

- Detached House
- Five Double Bedrooms
- Spacious Kitchen/Family Room
- Three En-Suites
- Two Reception Rooms
- Utility Room
- Large Garden
- Close To The Seafront
- Off Road Parking

The property is situated just 0.25 miles from Felpham village, which offers a variety of shops, cafes, restaurants, and popular schools. Direct access to the beach and promenade is less than 500 yards from the front door. The Cathedral City of Chichester is 8 miles from the property and also features popular schools, the Festival Theatre, and well-known shops. Bognor Regis Station provides direct train links to London Victoria and Gatwick Airport.

The versatile accommodation spans three floors and features five spacious bedrooms and four modern bathrooms, providing ample space for a growing family and the potential to create an annex, subject to obtaining the necessary planning permission.

From the spacious hallway there is a downstairs cloakroom and a sitting room, which leads into the generous sized kitchen family room with bi-fold doors leading into the rear garden. Adjacent to the kitchen is a utility room, as well as a study that can serve as a bedroom, complete with its own en-suite shower room. Completing the accommodation on the ground floor is a cloakroom and further reception/bedroom with en-suite shower room.

A feature staircase rises to the first floor where there are two double bedrooms and a modern family bathroom with free standing bath and separate shower cubicle. On the top floor is a double bedroom with dressing room, ensuite shower room and plenty of eaves storage.

To the front of the property is a gravel driveway providing parking for several cars and side access to the rear garden. The rear garden is laid mainly to lawn with a large patio and mature shrub borders.













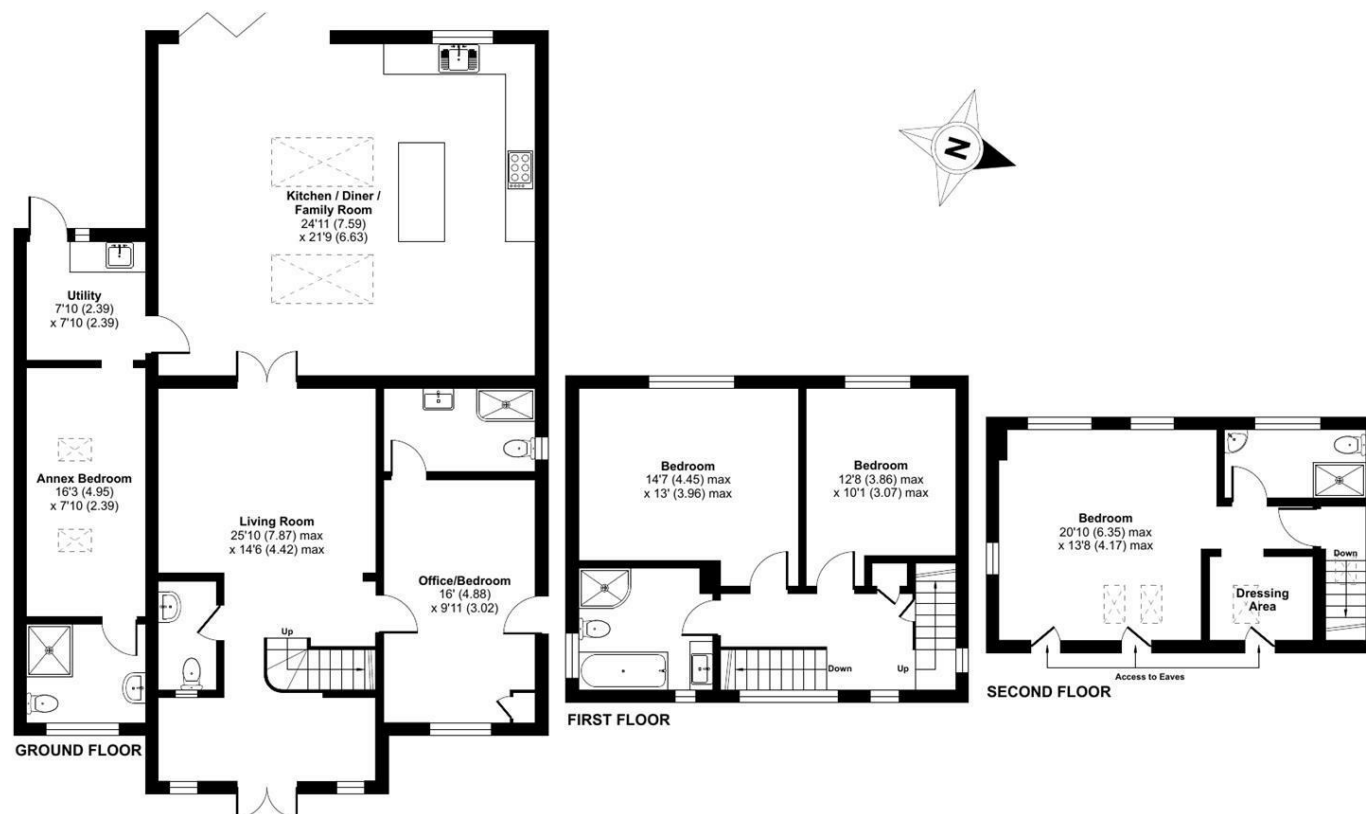
EPC Band - Current - C Potential - B

Council Tax Band F

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, the property will be on the left hand side.

Approximate Area = 2266 sq ft / 210.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1220190



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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