



DAVENPORT ROAD | FELPHAM | PO22 7JR

SW
Sims Williams

19 DAVENPORT ROAD, FELPHAM, PO22 7JR

FREEHOLD

- Detached Period House
- Private Seafront Estate
- Four Bedrooms
- Two Bathrooms
- Separate One Bedroom Annex
- Annex with Garden
- Two Reception Rooms
- Utility Room & Cloakroom
- Off - Road Parking

The property is located just off the seafront on Davenport Road within the Beach Estate private development in the village of Felpham. The village offers amenities such as shops, cafes, restaurants, and schools and is less than 0.4 miles from the property. North of Felpham, you can find the South Downs National Park and the Goodwood Estate, which hosts events such as the Festival of Speed, horse racing events, and golf. The Cathedral City of Chichester is located about 8 miles from the house and offers a comprehensive shopping centre, The Festival Theatre, restaurants, and cafes.

This 1910 detached house features spacious and bright living spaces across two floors and has a recently built self-contained annex. As you approach the house, you are met by an attractive brick driveway leading to the front door. There is a large entrance hallway, currently used as a study area, with stairs leading to the first floor.

Additionally, there is a superb dining area with a lofted ceiling, doors onto the garden, and access to the kitchen, which includes a range of appliances and a utility area. To the front is a further reception room, currently used as a sitting room, with views towards the sea and access to a south-facing conservatory.

On the first floor, there is a family bathroom with a freestanding bath and four good-sized double bedrooms, all of which have built-in storage. The first and second bedrooms boast views towards the sea, and the master bedroom offers a shower en-suite.

The newly added annex, completed in 2021, includes an entrance hallway, double bedroom, modern shower room, and an open-plan living space with a kitchen and doors onto a private garden. This would make an ideal residence for a relative or to rent out to holidaymakers.

The main house has a well-maintained private garden with paved seating areas, a large lawn, and beautiful established borders.

N B There is an annual estate charge, which we understand is around £200, details to be confirmed. There is also a tennis court available for the use of residents and their guests.

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.









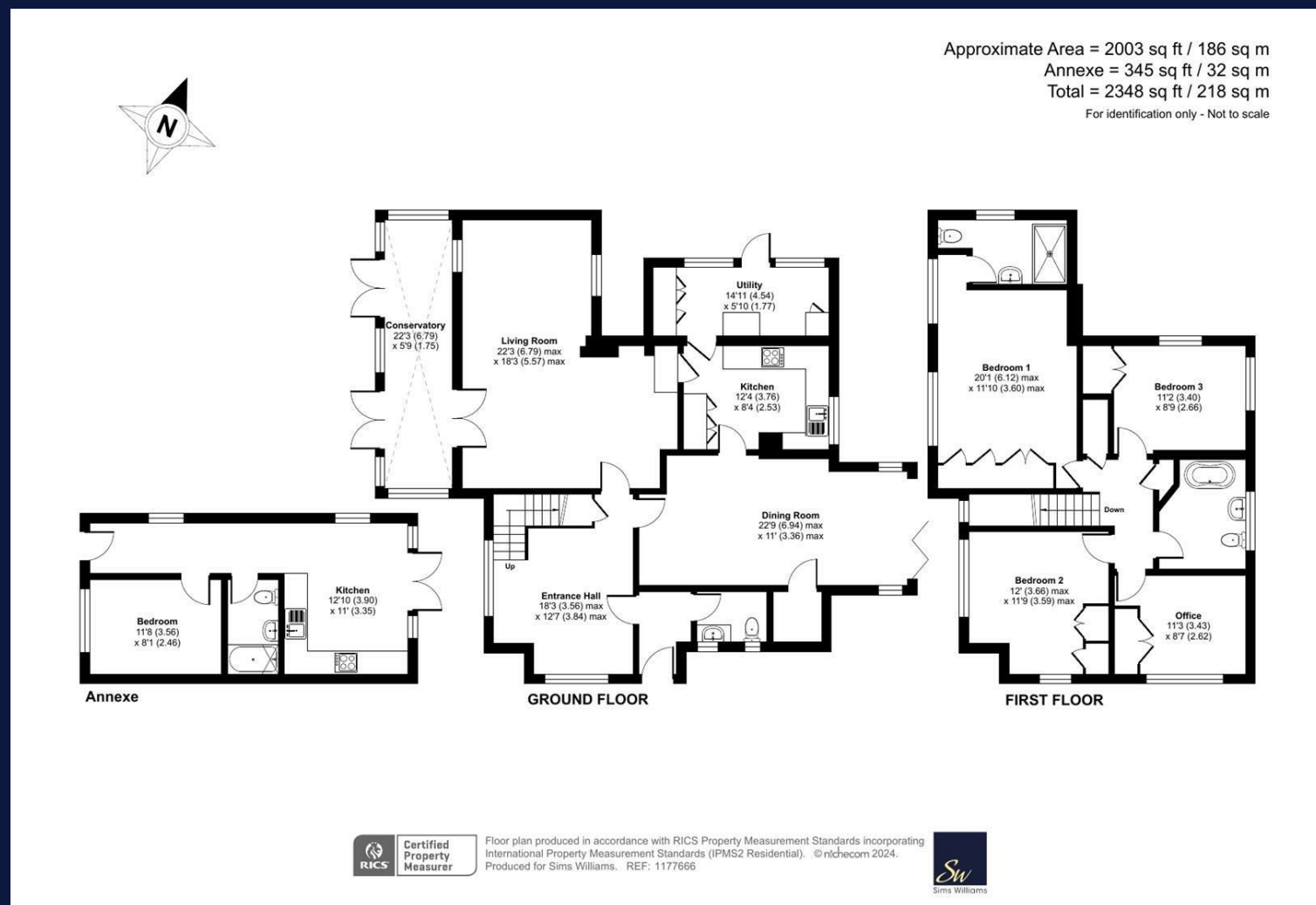




EPC Band - Current - D Potential - C

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 right into The Beach Estate via Wedgewood Road. Continue to then end and turn left onto Davenport Road, where the property can be found 300 yards on your left.



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.

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