



FIRST AVENUE | FELPHAM | PO22 7LG



- Substantial Detached Family Home
- Close To Felpham Seafront
- Spacious Sitting Room With Fireplace
- Large Open Plan Kitchen/Dining/Family Room
- Vaulted Ceiling And Gallery Landing
- Office And Second Reception Room
- Studio And Extended Utility
- Master Suite With Walk-In Wardrobe
- West-Facing Garden And Ample Parking

This substantial detached family home is ideally positioned within easy reach of local amenities and the popular Felpham seafront. Designed to provide both space and versatility, the accommodation extends across two floors and is well-suited to family living, entertaining, and those requiring additional working or hobby space at home.

On the ground floor, the property opens into a welcoming entrance hall which leads to a generous sitting room featuring a traditional open fireplace and large front aspect windows. There is a separate office, ideal for home working, together with a further reception room offering flexibility as a snug, playroom, or formal dining room. The rear of the property showcases a striking open plan kitchen/dining/family area with vaulted ceiling and gallery landing above. This space combines fitted units, ample work surfaces, and a dining area with room for both family gatherings and entertaining on a larger scale. A practical larder, downstairs cloakroom, and an extended utility room enhance the functionality of the home. Completing the ground floor is an additional extension currently arranged as a studio/snooker room, which could equally suit a gym, games room, or annexe potential if required.

The first floor offers four generous double bedrooms, one benefitting from an en-suite shower room, as well as a family bathroom fitted with both bath and shower facilities. The master suite is a particular highlight, featuring a walk-in wardrobe and an en-suite bathroom with separate shower and bath.

Externally, the property enjoys a west-facing garden laid mainly to lawn with a paved seating terrace and mature planting. To the front, there is a wide driveway providing off-road parking for multiple vehicles, with barn-style garage doors opening into the integral garage, and further parking available to the side.

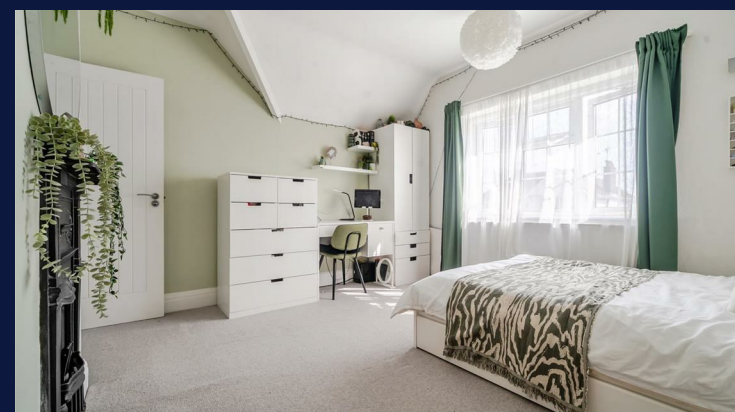
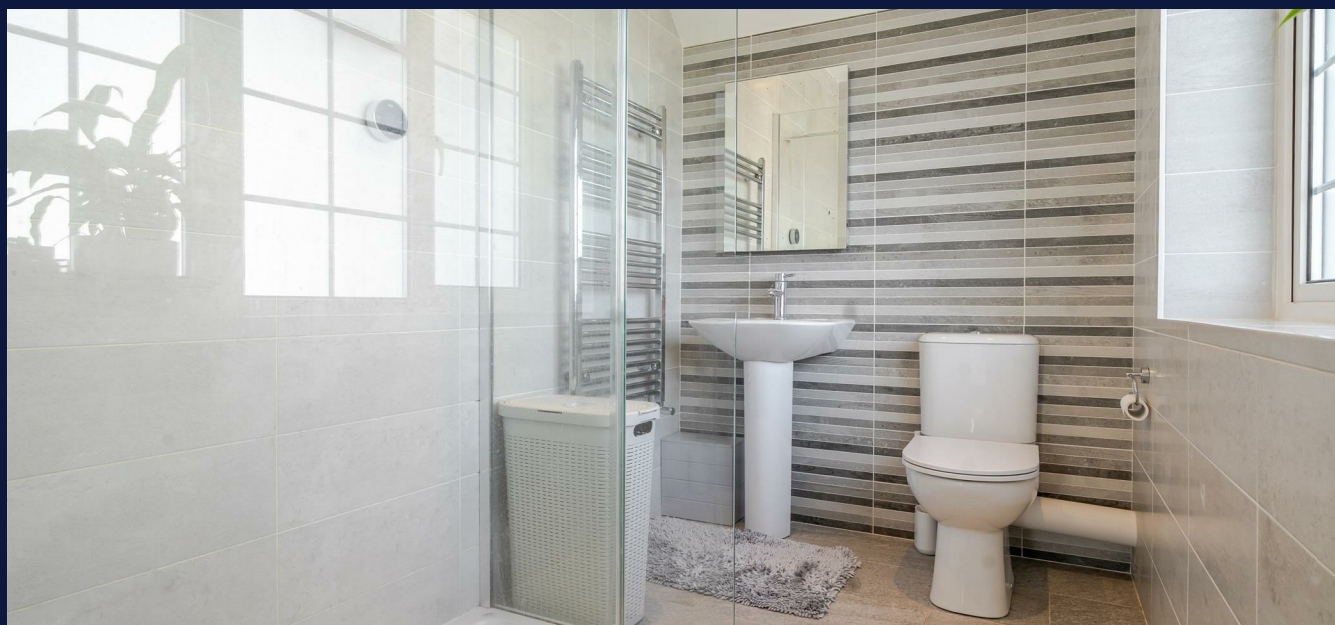
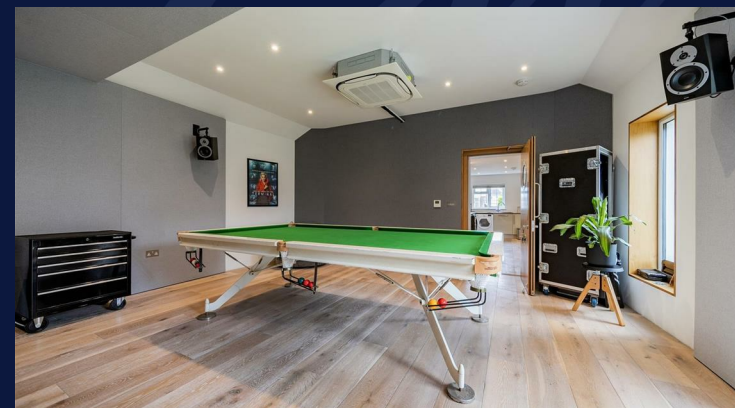
This is a rare opportunity to acquire a substantial, well-planned family home in a highly regarded coastal setting, close to Felpham's seafront, local schools, leisure facilities, and transport connections.









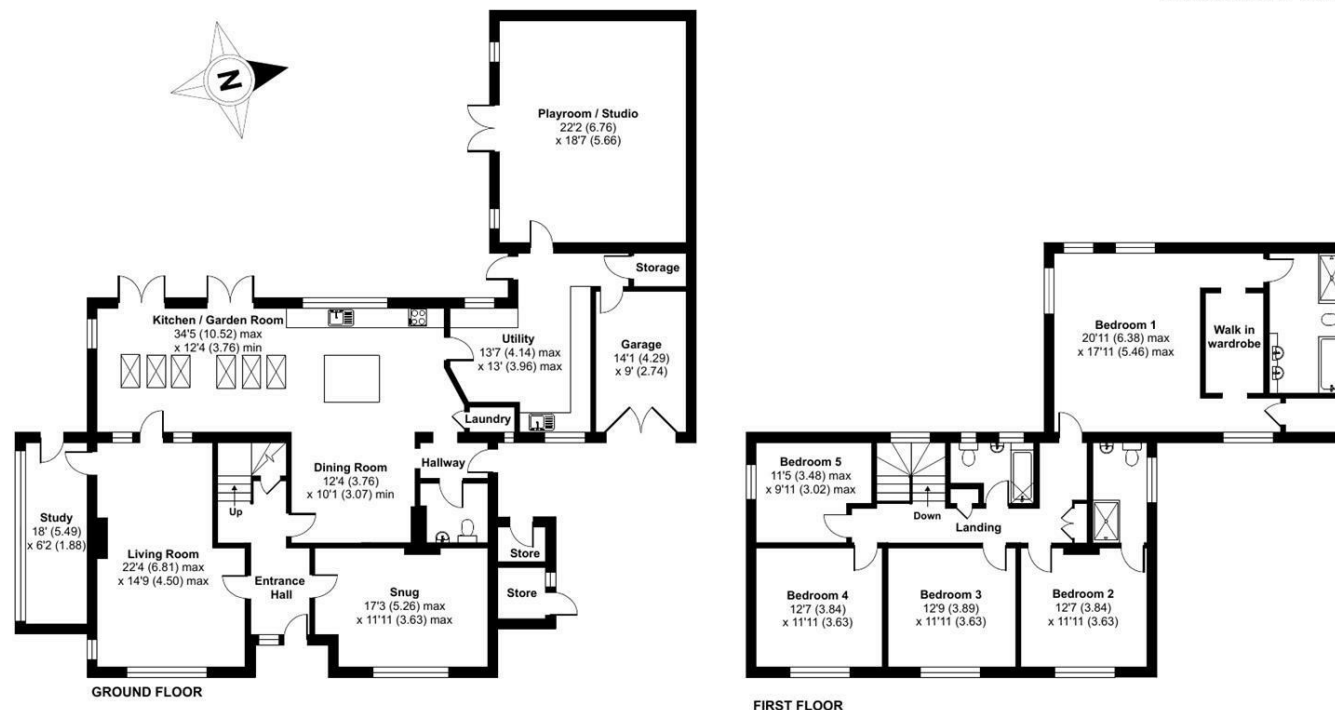




EPC Band - Current - C Potential - C

Council Tax Band G

Approximate Area = 3518 sq ft / 326.8 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 3688 sq ft / 342.6 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). © nitchecom 2025. Produced for Sims Williams. REF: 1345310



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