



Wingate, 46 Davenport Road, Bognor Regis, PO22 7JS



Offers in excess of
£1,000,000

WH WATSON HOMES
Estate Agents

Wingate, 46 Davenport Road, Bognor Regis, PO22 7JS

Nestled on Davenport Road in the charming village of Felpham, Bognor Regis, this delightful house offers a perfect blend of comfort and stunning natural beauty. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests. The two well-appointed bathrooms ensure convenience for all residents.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout of the home promotes a warm and inviting atmosphere, making it a wonderful place to create lasting memories.

One of the standout features of this property is the spectacular ocean views that can be enjoyed from various vantage points within the home. Imagine waking up to the gentle sound of waves and the sight of the sun rising over the horizon, providing a serene backdrop to your daily life.

For those with vehicles, the property offers parking for two vehicles, adding to the convenience of living in this desirable location. Felpham itself is a picturesque village, known for its friendly community and proximity to the beautiful coastline, making it an ideal spot for those who appreciate both tranquillity and access to seaside activities.

This house on Davenport Road is not just a home; it is a lifestyle choice, offering a unique opportunity to enjoy coastal living in a vibrant community. Do not miss the chance to make this splendid property your own.

46 Davenport Road

Bognor Regis, PO22 7JS

Accommodation
RECESSED PORCH:
With quarry tiled floor; hardwood door to:

RECEPTION HALL:
Concealed radiator; understairs storage/meter cupboard.

CLAOKROOM:
Close coupled W.C. with concealed cistern incorporating wash basin in vanity unit with storage beneath, fully tiled walls, heated towel rail.

SITTING ROOM:
Corner fireplace incorporating wood burning stove and log store, UPVC framed double glazed double doors to patio and garden, glazed panelled double doors to:

DINING ROOM:
Radiator.

KITCHEN:
Contemporary range of units having quartz worktop, upstands and wall mounted cabinets over: inset stainless steel sink, integrated dishwasher, double oven and ceramic hob located in central island with extractor unit and further storage beneath, pull out larder unit, American style fridge/freezer.

FAMILY SECTION:
Twin vertical radiators flanking UPVC framed double glazed double doors to patio and garden, glazed panel door to:

UTILTIY ROOM:
Floor standing cupboard units with worktop, tiled splash backs and wall mounted cabinets above, washing machine and tumble drier, pull-out larder cupboard; adjacent shelved store.

GAMES ROOM/BEDROOM 4:
UPVC framed double glazed double doors to patio and garden.

FIRST FLOOR LANDING:
Radiator, trap hatch to roof space with loft ladder, boarding, power and light plus gas fired boiler.

BEDROOM 1:
UPVC framed double glazed double doors to balcony with extensive sea views, 2 radiators, door to:

DRESSING ROOM:
With range of hanging rails and shelving. door to:





EN-SUITE BATH/SHOWER ROOM:

Fully tiled with white suite comprising freestanding contemporary styled bath having mixer tap and hand held shower attachment, wash basin inset in vanity unit, close coupled W.C., walk-in shower enclosure with independent mixer, heated towel rail, extractor fan, 2 heated towel rails.

BEDROOM 2

Double built in wardrobe cupboard, radiator, UPVC framed double glazed double doors to balcony with extensive sea views, door to:

EN-SUITE SHOWER/W.C.:

Fully tiled with glazed cubicle having independent mixer; close coupled W.C, corner wash basin; heated towel rail, extractor fan.

BEDROOM 3:

Radiator, door to:

EN-SUITE SHOWER/W.C.:

Fully tiled with enclosure having independent mixer and glaze pivot door, wash basin, close coupled W.C., heated towel rail, extractor fan.



OUTSIDE AND GENERAL GARDENS:

REAR GARDEN:

Faces south and has a depth extending to some 55 ft and a width of 50 ft or thereabouts. The area is subdivided into distinct zones, that adjoining the house being laid to stone paved patio separated from the more formal lawn by a dwarf brick wall. The lawn is bisected by a matching central path leading in turn to a further pebbled area separating the property from the promenade and beyond to the Beach.

TIMBER GARDEN STORE: 13'6" X 8'9". HOT TUB: Set in screened area.

FRONT GARDEN:

Laid to a combination of lawned area with central exotic bed. adjoining a generous block paved hardstanding providing:

OFF-STREET PARKING:

Facilitates a number of vehicles.

Floor Plan

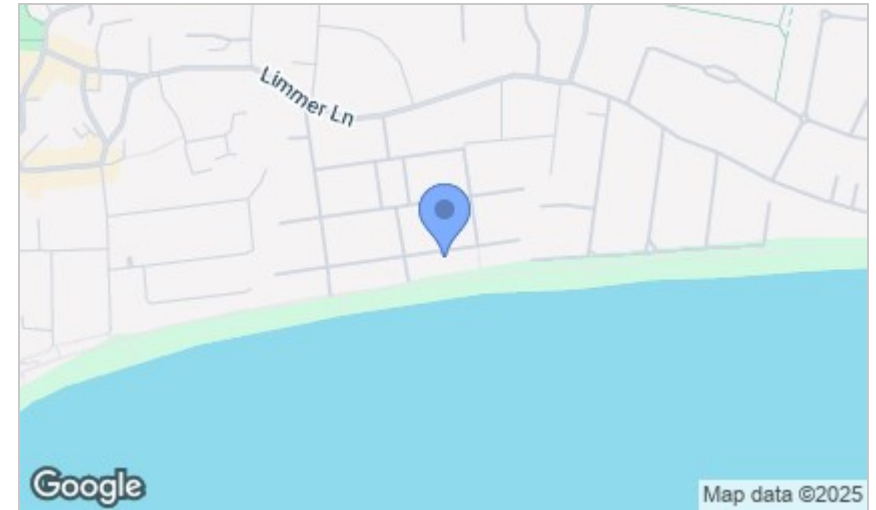


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

