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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



**Paddy's Land 27 Davenport Road**  
**Felpham, Bognor Regis,**  
**PO22 7JS**

**Offers in Excess of £800,000 Freehold**

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Imagine waking up on a perfect summer morning, the sun streaming through the window, and a gentle salt laden breeze ruffling the curtains. A quick breakfast and a stroll down to the beach to soak up that fresh seaside atmosphere, and you will be set up for the rest of the day. Well, why not turn that dream into reality and consider this individual detached residence. Located on the ever popular **private Beach Estate**, Paddy's Land sits just one property back from the beach, offering **sea glimpses** from the first floor while remaining protected from the worst of the winter elements.

Although there is no formal documentation, it is understood that a chap called Paddy, once the caretaker of the Beach Estate, was gifted a modest plot of land on which he built a simple shack. He lived there for a time before the site began its transformation into a home, with development believed to have started around 1912 and the most recent works completed by the current owners in about 2006.

With gas fired central heating now provided by a **replacement combi boiler**, **uPVC framed double glazing**, and the internal style of beams and a **log burner**, the house immediately offers the cosy atmosphere that has long defined its character. Modern efficiency has been woven in with care, including a **high EPC rating**, a **solar array** owned outright by the property, **battery storage system**, **full smart monitoring**, and an **electric car charge point**, making day to day living both comfortable and economical.

An individual property with loads of character, in an enviable position. Why not contact **May's** for an appointment to view.

## ACCOMMODATION

**double glazed door to:**

### ENTRANCE LOBBY:

radiator; sliding wardrobe; opening to:

**SITTING ROOM:** 20' 10" x 14' 6" (6.35m x 4.42m)

(max measurements) of open plan design with engineered oak flooring throughout; log burner; radiator; LIBRARY SECTION: 10'0 x 5'10; opening to:

**KITCHEN/DINING AREA:** 16' 0" x 14' 10" (4.87m x 4.49m)

DINING SECTION: 10'3 x 8'0. radiator; breakfast bar.

KITCHEN SECTION: 14'10 x 8'4 (max measurements over units) range of floor standing drawer and cupboard units having roll edged worktop; tiled splash backs with matching matching wall mounted cabinets over; electric double oven; four burner gas hob with filter hood over; inset stainless steel sink with mixer tap and water softener; integrated dishwasher; space for fridge freezer.

### UTILITY ROOM:

space and plumbing for washing machine; further appliance space; double glazed door to rear garden.

### INNER HALL:

cupboard housing meters; consumer unit; solar panel inverter and battery storage; broom cupboard with shelving.

**G.F. BEDROOM 5:** 13' 2" x 11' 8" (4.01m x 3.55m)

currently utilised as cinema room/study; satellite connection (subject to subscription) radiator; T.V. aerial

point; double glazed double doors to rear garden; EN-SUITE: close coupled W.C.; wash hand basin; panelled bath with mixer tap and hand held shower attachment; ladder style heated towel rail; extractor fan; shave point.

**SUNLOUNGE:** 20' 0" x 6' 5" (6.09m x 1.95m)

of uPVC framed double glazed construction on brick plinth; parquet flooring; radiator; double glazed double doors to front garden.

### F.F. LANDING:

radiator; cupboard housing Viessman gas fired combination boiler with integrated tank.

**BEDROOM 1:** 20' 0" x 10' 4" (6.09m x 3.15m)

dual aspect room south and west SEA GLIMPSES; fitted wardrobes; two radiators; door to: EN-SUITE: close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; shower cubicle with glazed screen; ladder heated towel rail; shaver point; extractor fan.

**BEDROOM 2:** 15' 7" x 14' 1" (4.75m x 4.29m)

(maximum measurements) dual aspect east and south; SEA GLIMPSES; two radiators;

**BEDROOM 3:** 18' 4" x 14' 8" (5.58m x 4.47m)

radiator.

**BEDROOM 4:** 10' 7" x 9' 7" (3.22m x 2.92m)

Radiator; SEA GLIMPSE.

**FAMILY BATHROOM:** 11' 9" x 8' 4" (3.58m x 2.54m)

close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; panelled bath with hand held mixer tap; corner shower cubicle with sliding glazed screen; ladder style heated towel rail; trap hatch to roof space.

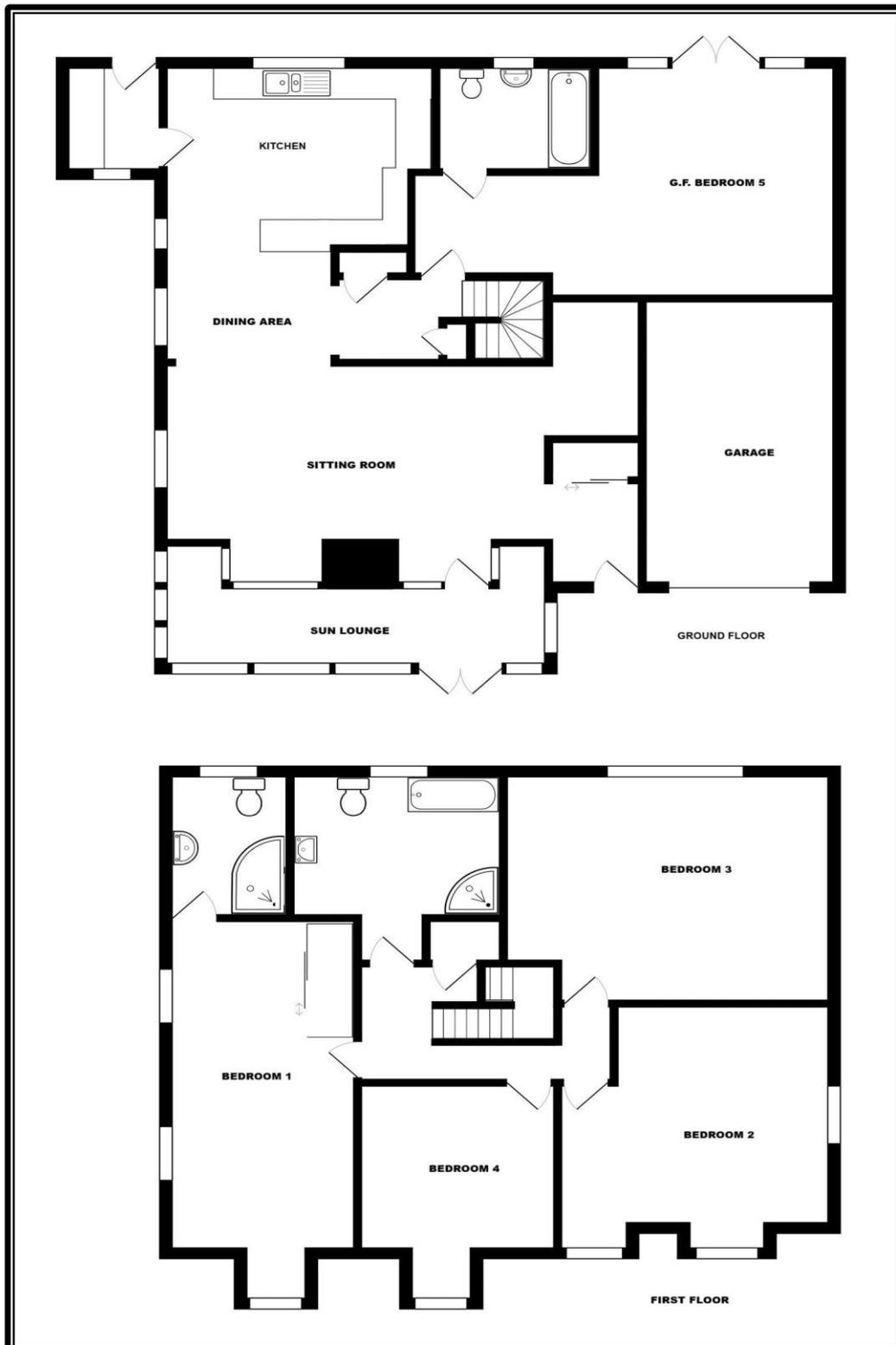
## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN has a width of some 45ft and a depth of 50ft or thereabouts, adjoining the property is a sunken composite decking area which in turn leads to a raised lawn with railway sleeper edging, mature flower and shrub borders and two garden stores. There is side access to the pebbled drive way that provides parking for a number of vehicles. The FRONT GARDEN faces south and is fully enclosed and laid principally to lawn with mature shrub borders.

**GARAGE:** 18' 5" x 9' 6" (5.61m x 2.89m)

with electrically operated roller door; power and light; electric car charging point.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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