

DAVENPORT ROAD
The Beach Estate
Felpham, West Sussex



£685,000 Freehold

A superbly located detached home, with views of the sea from the first floor. Situated on a private beach estate and offered for sale with no forward chain.

FEATURES:

- 4 first floor bedrooms & family bathroom
- 26ft Sitting room with fireplace and doors to the conservatory
- Ground floor master bedroom with en-suite shower
- Detached summer house with pleasant outlook over the garden
- Double garage with electric up and over door

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SITUATION

The property is located on Davenport Road on the Beach Estate, just a few paces from the promenade. It is close to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few paces away and in addition to a well-maintained tennis court on the Estate itself, there are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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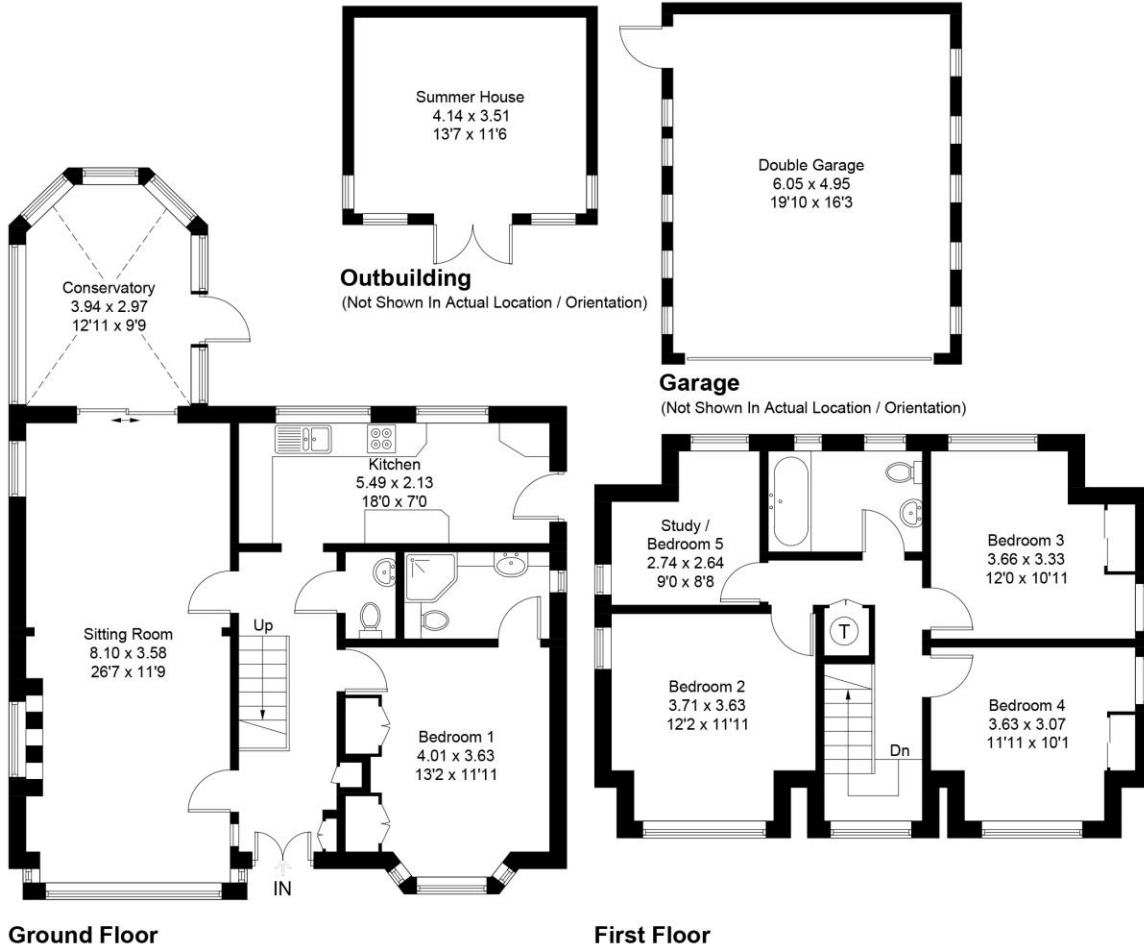
DESCRIPTION

From the entrance hall there is a door to the main reception room and the ground floor master bedroom. Bedroom one has a range of built in wardrobes and an ensuite shower room. The triple aspect sitting room has a fireplace and sliding doors into the conservatory. The conservatory offers panoramic views over the landscaped rear gardens and doors onto the terrace. The galley kitchen at the rear of the house has a range of built-in units, an integrated dishwasher, washing machine, fridge and a built-in oven, there's a door from the kitchen to the side of the property and onto the driveway. There is also a ground floor W.C. On the first floor there is a spacious landing with access to all four bedrooms and a sea view. Bedroom 5 is currently used as a study / office. All bedrooms are dual aspect and there is a family bathroom. The rear garden can be accessed via the side door from the kitchen or double doors leading from the conservatory and this is mainly laid to lawn with mature shrubs, a terrace adjacent to the rear of the property and a double garage accessed via the driveway. At the front of the property is a pretty garden and off-road parking for several cars.



FLOOR PLAN:

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft
 Outbuildings = 44.5 sq m / 479 sq ft (Including Garage)
 Total = 188.1 sq m / 2025 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1229412)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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