

DOWNVIEW ROAD

Felpham

West Sussex



£549,950 Freehold

Detached house with light, bright and versatile accommodation in walking distance of village amenities, schools and golf club.

FEATURES:

- Kitchen breakfast room with separate utility room
- Sitting / Dining Room with fireplace
- Good size Conservatory with doors to the garden
- Ground floor study/snug or bedroom & ground floor shower room
- Principal bedroom with ensuite shower room
- Two further first floor bedrooms and family bathroom
- Enclosed rear gardens with large, terraced area, driveway parking, pergola and garage

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SITUATION

Downview Road is a few minutes' walk to Felpham village, which offers wide ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including Bognor Regis Golf Club, King George V Playing Fields, Arun leisure Centre with swimming pool; beaches, sailing and sports club. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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DESCRIPTION

80 Downview Road is a detached family home with well-presented spacious and flexible accommodation. The front door opens into an enclosed, partially glazed porch and then into a large entrance hall with doors to all ground floor rooms. The 26ft long sitting / dining room has a fireplace and ample space for seating and dining. Double doors lead to the conservatory which has views across the garden and a further set of double doors to access it. The contemporary kitchen provides a good number of built-in units with ample countertop, space for appliances, a Belfast sink and a breakfast bar for occasional seating/dining. The utility room, with additional built-in units, is accessed by double doors from the kitchen and has a door to the terrace. There is a further ground floor room which could be used as a playroom, office or bedroom 4 and a ground floor shower room with W.C.

On the first floor are two good size double bedrooms, both with fitted storage, and a third, single bedroom. Bedroom 1 has an ensuite shower room and there is also a family bathroom. At the rear of the property is a good size terrace ideal for outdoor dining/seating; an area of lawned garden, a large summerhouse and a shed with a door to the rear of the garage where there is plumbing for white goods/utility area. At the side of the property is a pergola, adjacent to the garage and further driveway parking for several more vehicles.



FLOOR PLAN:

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft
 Garage / Summer House = 21.0 sq m / 226 sq ft
 Total = 163.6 sq m / 1761 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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