

GRAFTON AVENUE

Felpham
West Sussex



Guide Price £625,000 Freehold

Stunning High-Spec 4 bedroom Coastal Home with Exceptional Open-Plan Living & Garden Studio.

A beautifully presented and thoughtfully extended detached home, offering over 2,000 sq ft of versatile, contemporary living space, ideally situated within a quiet and highly sought-after private estate.

FEATURES:

- Impressive open-plan kitchen / dining / living space with bi-fold doors to the rear garden
- Bespoke contemporary kitchen with integrated appliances and spacious dining and entertaining area
- Integrated smart lighting and heating system
- Underfloor heating to key living areas
- Versatile additional reception room / ground floor bedroom plus separate study
- Principal bedroom with stylish en-suite shower room
- Two further well-proportioned first-floor bedrooms and a contemporary family bathroom
- Separate utility room and ground floor cloakroom
- West-facing rear garden with terrace and substantial 20ft studio
- Spacious driveway offering ample off-road parking

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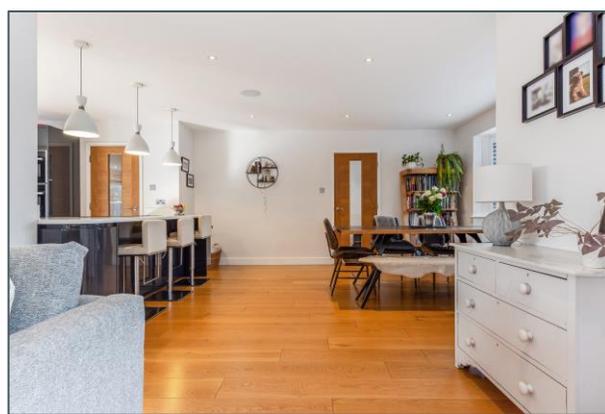


SITUATION

Situated on Grafton Avenue within the desirable private Hurstwood Estate, the property is conveniently located close to Felpham village, offering a wide range of amenities including shops, schools, and public houses.

The beach is within easy walking distance, while excellent recreational facilities are nearby, including a sports centre with swimming pool and sailing clubs. Regular bus routes provide connections to Bognor Regis and Chichester, with the historic town of Arundel also within easy reach.

The renowned Goodwood Estate, home to the Festival of Speed and Revival, is close by, along with the South Downs National Park, offering a wealth of outdoor pursuits.



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DESCRIPTION

This exceptional home has been thoughtfully extended and modernised, offering an excellent balance of open-plan living and versatile accommodation.

The welcoming entrance hall leads into an impressive open-plan kitchen / dining / living space, beautifully designed with a bright triple-aspect layout. A feature bay window to the front, while a corner log burner creates a striking focal point. Bi-fold doors open onto the rear terrace, creating an ideal space for entertaining. A remote-controlled, wind-sensing sun awning adds both comfort and practicality. The contemporary kitchen is fitted with a range of integrated appliances, complemented by ample work surfaces. A separate utility room and ground floor cloakroom add additional convenience. Further ground floor space includes a versatile front reception room, suitable for use as an additional bedroom if required, along with a separate study to the rear with direct access to the garden.

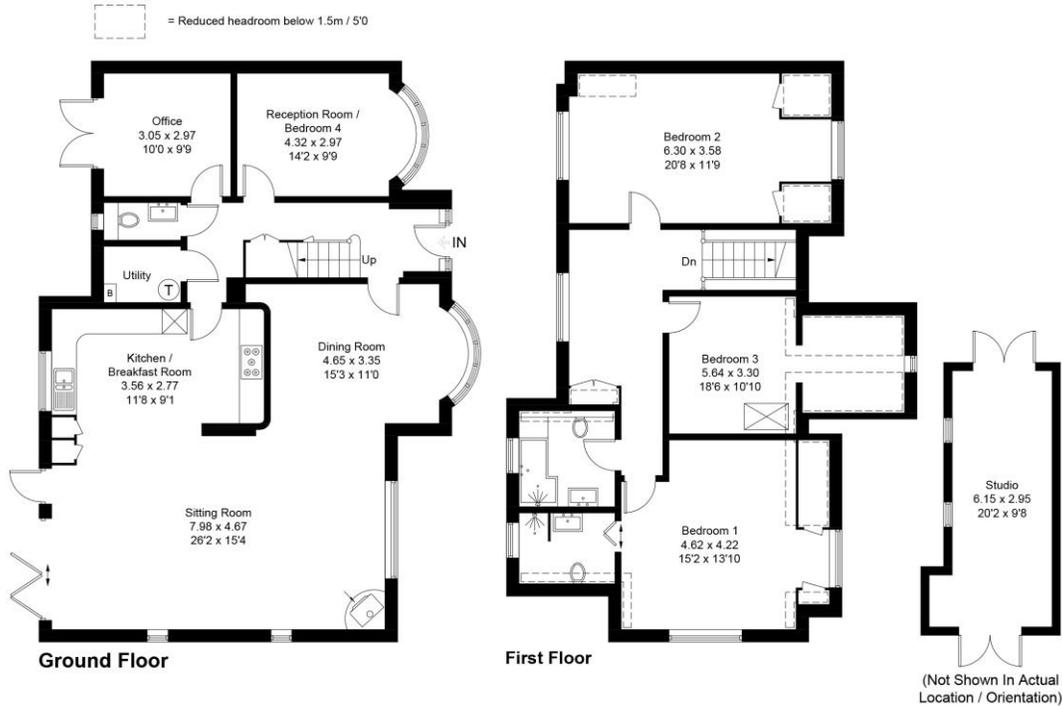
To the first floor, the principal bedroom benefits from a stylish en-suite shower room and fitted wardrobes. Bedroom two is particularly spacious (approx. 20ft), while bedroom three features a vaulted ceiling, adding additional character. A contemporary family bathroom completes the first floor.

Externally, the west-facing rear garden is mainly laid to lawn with mature boundaries offering a high degree of privacy. A generous terrace creates an ideal setting for outdoor dining. A detached 20ft multipurpose studio offers excellent flexibility, perfect for a home office, gym or creative space. To the front, the property benefits from a spacious driveway providing off-road parking for multiple vehicles.



FLOOR PLAN:

Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft
 Studio = 15.4 sq m / 166 sq ft
 Total = 213.9 sq m / 2303 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. (ID1286240)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 80 |
| (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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