

DAVENPORT ROAD
The Beach Estate
Felpham, West Sussex



Guide Price £750,000 Freehold

Pretty, cottage style property with views of the sea from the first floor and situated on a private beach estate

FEATURES:

- 3 first floor double bedrooms & family bathroom
- 3 reception rooms including a study/bedroom 4 & ground floor shower room
- Gardens, driveway parking and detached double garage
- Close to all local amenities and 50 metres from the promenade/beach
- Views of the sea from the first floor
- Offered for sale with no forward chain

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SITUATION

The property is located on Davenport Road on the Beach Estate. 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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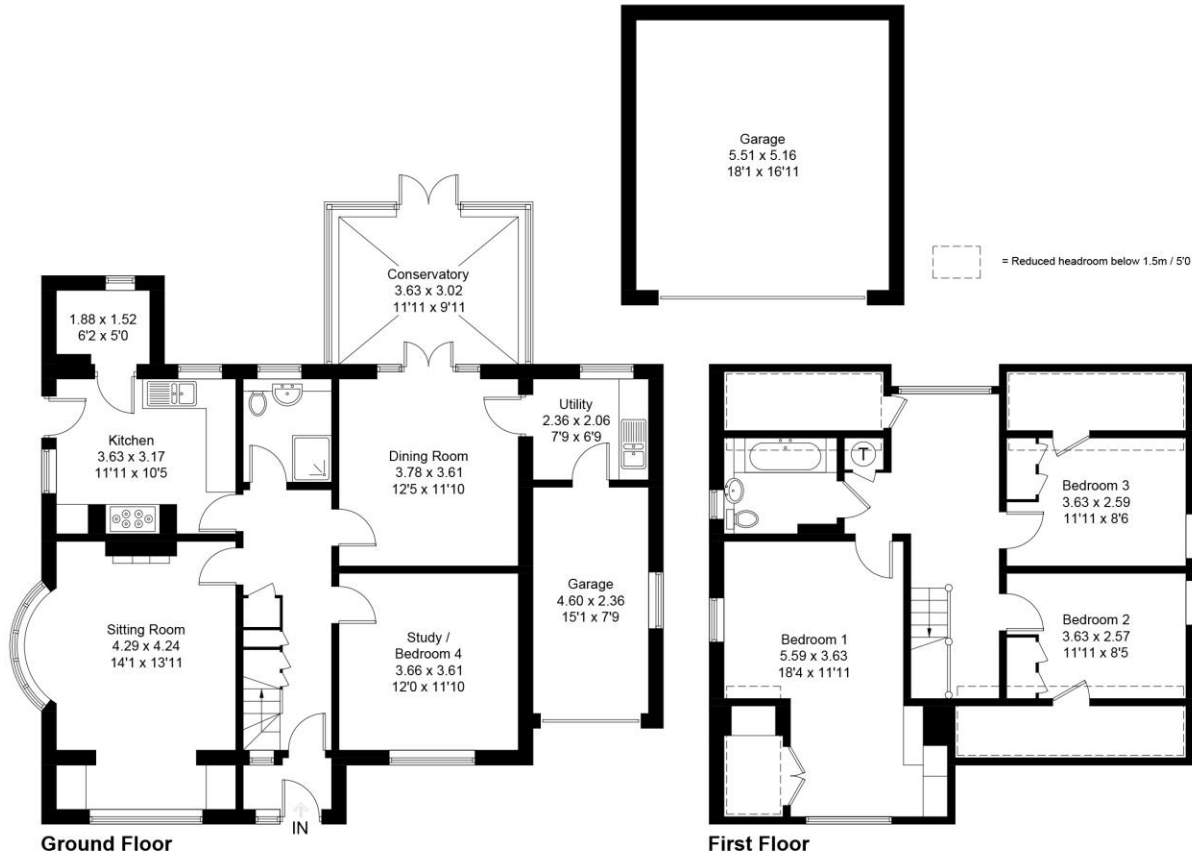
DESCRIPTION

From the enclosed entrance porch and entrance hall there are doors to all main reception rooms. The sitting room at the front of the house is double aspect and window to front and bay window to side and a fireplace. There is a study at the front on the other side of the house. The dining room at the rear has double doors to the conservatory and a door to the utility room which also leads into the garage which is currently used as a home gym. The modern kitchen has a range of built-in units, a range oven, a door to a large larder cupboard and a door to the side. There is also a study at the front of the house that could be used as a ground floor bedroom and there is also a ground floor shower room. On the first floor there is a spacious landing with access to eaves storage and three bedrooms all of which are doubles and a family bathroom. Bedroom 1 has a large built-in cupboard and views of the sea, bedrooms 2 and 3 also have fitted cupboards and access to eaves storage. The rear garden can be accessed via the side door from the kitchen or double doors leading from the conservatory and is mainly laid to lawn with mature shrubs, a terrace adjacent to the rear of the property and a double garage accessed via a side driveway. At the front of the property is a pretty garden and off road parking for several cars.



FLOOR PLAN:

Approximate Gross Internal Area = 190.8 sq m / 2054 sq ft
 (Including Attached Garage)
 Detached Garage = 28.3 sq m / 305 sq ft
 Total = 219.1 sq m / 2359 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. (ID801790)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: 11 Davenport Road, Felpham PO22 7JR			

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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