

## COURTLANDS

Admiralty Road, Felpham

West Sussex



## OIEO £610,000 Freehold

A spacious, detached character home offering versatile accommodation in a central village location

### FEATURES:

- Three large reception rooms including two sitting rooms and a dining room
- Four double bedrooms, bathroom and shower room
- Second floor studio with views of the sea
- Pretty rear garden and ample driveway parking
- Minutes to the sea, promenade and central village shops and amenities

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## SITUATION

The property is located on Admiralty Road close to the centre of Felpham village which offers wide ranging amenities and a good choice of schools, shops and public houses. The beach, tennis courts, putting green and beach cafés are all a few minutes' walk away. There are also additional recreational facilities including a sports centre with swimming pool and gym, a sailing club and a further sports club in neighbouring Middleton-on-Sea. There are regular bus services linking Felpham to Bognor Regis and the 700 service which runs from Portsmouth to Brighton. Chichester and Arundel are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood (Qatar Goodwood Festival). The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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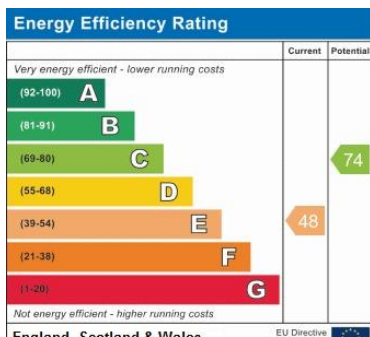
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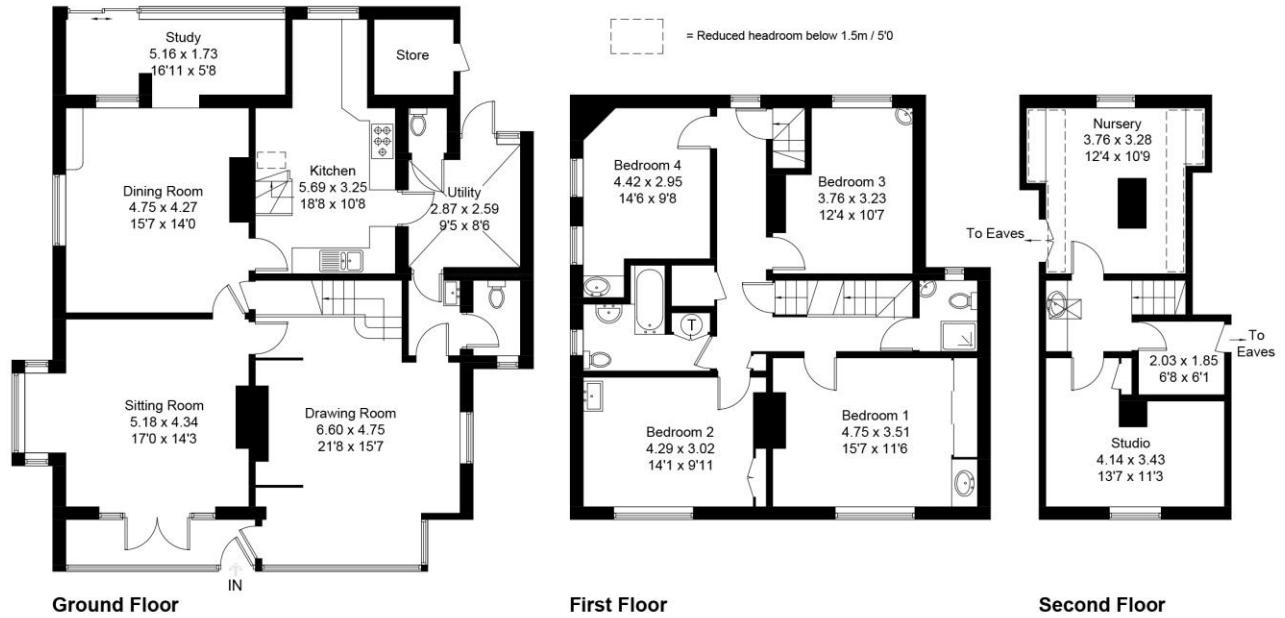
## DESCRIPTION

Built in 1906, steeped in history and offering over 2500 sq ft of versatile living space, Courtlands is situated in the ever-popular Admiralty Road. The ground floor accommodation comprises of a large entrance porch which opens into living room 2, a bright dual aspect reception which runs into a further, perhaps more formal, drawing room with original parquet flooring, panelling and an impressive character fireplace with working open fire. The third large reception room towards the rear of the house is currently used as the dining room. Beyond this is the study and there is a rear lobby with access to the garden. Adjacent to the dining room is the cottage style fitted kitchen with “servant’s staircase” to the first floor. The kitchen leads out to the utility room and back into a lobby with W.C. before returning full circle to the formal drawing room with a further staircase to the first floor. There are four, good size double bedrooms, two to the front and two to the rear, 2 with built-in storage and feature fireplaces. There is also a family bathroom and a family shower room, both with W.C. A further staircase leads to the second floor which offers a large landing area, a large walk-in storage cupboard and two main areas, one at the rear with far reaching views of the village and church and one at the front with views of the sea. The pretty rear garden is well maintained, mainly laid to lawn with a shrub and fenced border, a terrace for outdoor dining, a large summerhouse and a large outdoor store. The garden can also be accessed via the shared driveway to the side of the house. At the front of the house, which is well screened by a mature hedge, there is private parking for several vehicles. In our opinion it is certainly worth an internal inspection to appreciate the scope, versatility, and the character this home has to offer.



## FLOOR PLAN:

Approximate Gross Internal Area = 237.0 sq m / 2551 sq ft  
(Including Store)



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

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