

REDROOF

Davenport Road, The Beach Estate
Felpham, West Sussex



£800,000 Freehold

Attractive, beach side property with flexible accommodation located on sought after private estate.

FEATURES:

- Sea views from south facing ground and first floor rooms
- 4 bedrooms, 3 bathrooms
- Kitchen diner with bi-fold doors to rear
- Pretty front and rear gardens
- Garage & driveway parking
- 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.



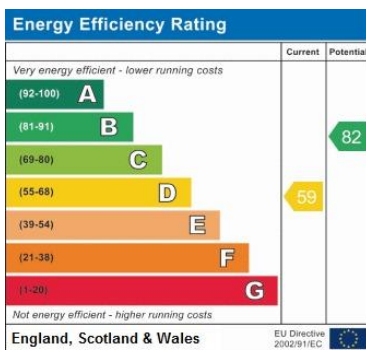
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DESCRIPTION

Situated on the ever-popular private Beach Estate on the corner of Davenport and The Ridgway (south side), 21 Davenport Road has a front door giving access from The Ridgway which opens into the entrance hall and utility room with door to the ground floor shower room and rear garden. From here there is also access to the kitchen diner with good space for dining & bifold doors to the rear garden and a modern, fitted kitchen and window to rear. There is also a door to the side and double doors through to the sitting room. The sitting room has a door back through to the internal hallway and bifold doors to the sunroom which also has a door back into the inner hallway and double doors into the front garden. The sunroom offers glimpses of the sea from both aspects. The largest of the bedrooms is on the ground floor, with double aspect, sea views and a large en-suite bathroom. On the first floor there are three further double bedrooms. Bedroom 3 has far reaching sea views with fitted wardrobes, bedroom 2, at the rear has a large walk-in cupboard and there is a further first floor bathroom with separate shower and large walk-in cupboard. At the front of the property is a small, but pretty, low walled garden and at the rear a good size garden, mainly laid to lawn with a terrace for dining, greenhouse, mature shrubs, and access to both the side, from The Ridgway and a gate at the end of the garden which gives access to the driveway and garage. We would recommend an internal inspection to appreciate the space and location of this superb property.

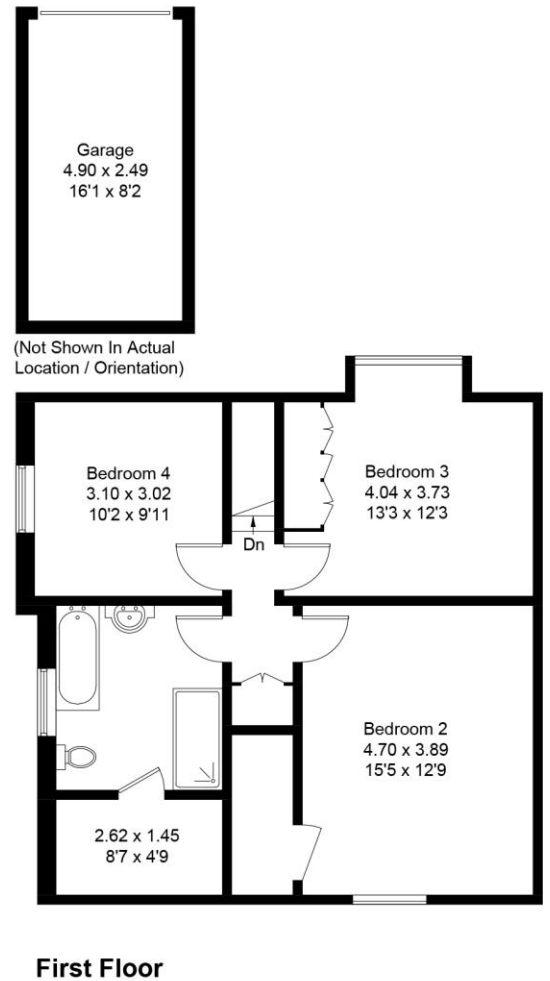
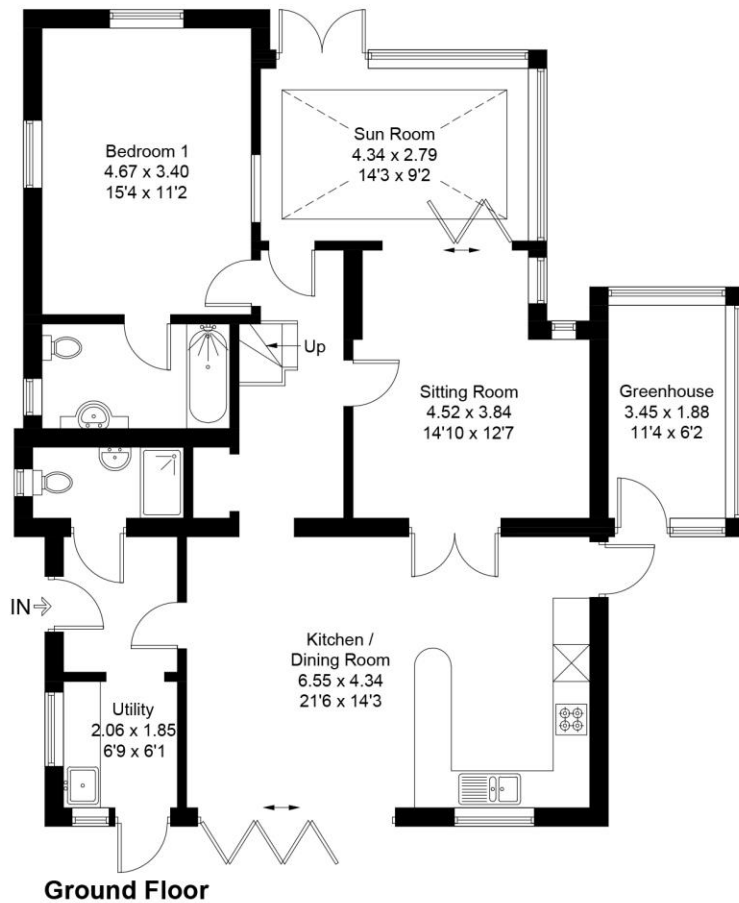


Address:
21 Davenport Road, Felpham BN22 7JR



FLOOR PLAN:

Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft
Greenhouse = 6.7 sq m / 72 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 187.3 sq m / 2016 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. (ID796682)

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.