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Sims Williams



49 DOWNVIEW ROAD, FELPHAM, SUSSEX, PO22 8HH





# 49 Downview Road , Felpham , PO22 8HH

Approximate Gross Internal Area = 196.3 sq m / 2113 sq ft  
(Including Garage)

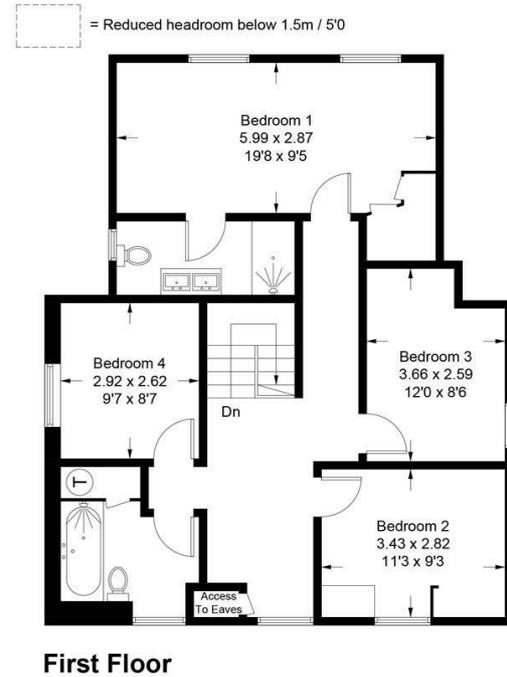
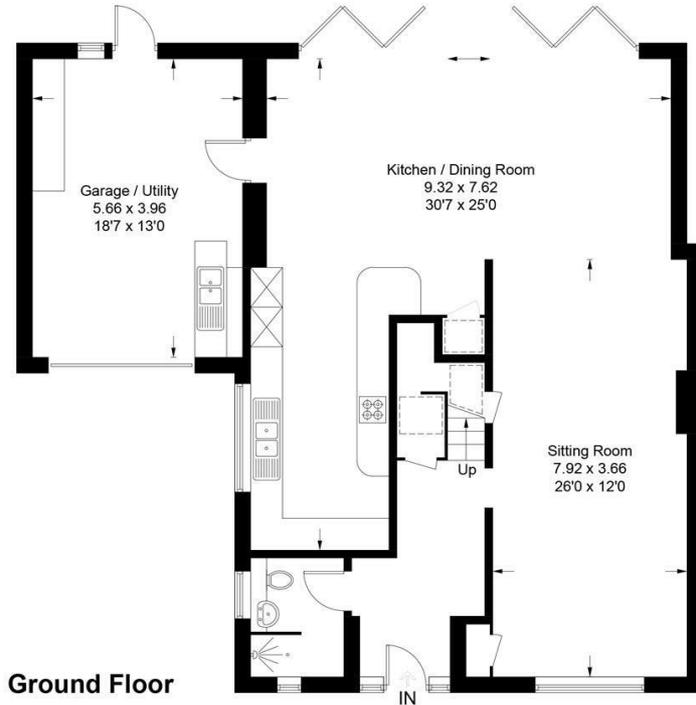


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID787352)

# £725,000 Freehold

49, DOWNVIEW ROAD,  
FELPHAM,  
SUSSEX, PO22 8HH

- Detached Family Home
- Four Bedrooms, Master En-Suite
- Family Bathroom
- Ground Floor Shower Room
- Large Open Plan Living Area
- Bi-fold Doors To The Rear
- Large Garden
- Refurbished Throughout
- Ample Parking & Garage

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

This detached property is located on an established road within Felpham close to favourable schools and local amenities. Just under a mile walk away you can find Felpham seafront with its popular promenade leading to the village centre. There you will find local shops, cafes and restaurants. The historic town of Arundel can be found to the North of the property with the Cathedral City of Chichester to the West. Bognor Golf Club can be found at the end of Downview Road and there is a Sailing Club in Felpham. Goodwood with its various events including horse racing and Festival of Speed is located to the north of Chichester.

On the ground floor, the entrance hallway leads to an open plan lounge through to a dining room and kitchen. The kitchen benefits from a breakfast bar and a range of integrated appliances. Bi-folding doors from the dining/kitchen area lead to a patio and sizable garden. A further door leads to the garage which is currently used as a laundry room. A downstairs shower and WC can be located off the entrance hall.

The first floor offers four bedrooms and a family bathroom. The master suite benefits from an en-suite walk in shower room.

Outside to the front of the property is a large driveway, providing off road parking for several cars and access to a garage. To the rear is a large garden which is mainly laid to lawn with established borders, a paved seating area and summer house.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Flansham roundabout take the exit onto the B2259 in the direction of Bognor Regis. Continue along this road taking the second exit at the mini roundabout continuing along the B2259 until you come to a cross roads with traffic lights. Take the right hand lane and turn right onto Downview Road towards the Golf Club. The property can be found approximately half way up the road on your left hand side.



