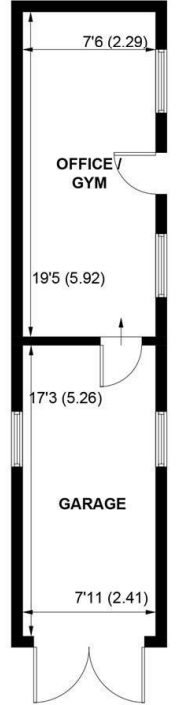
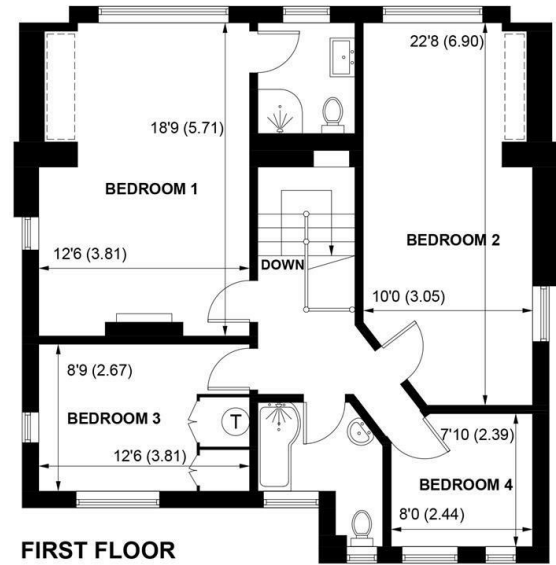
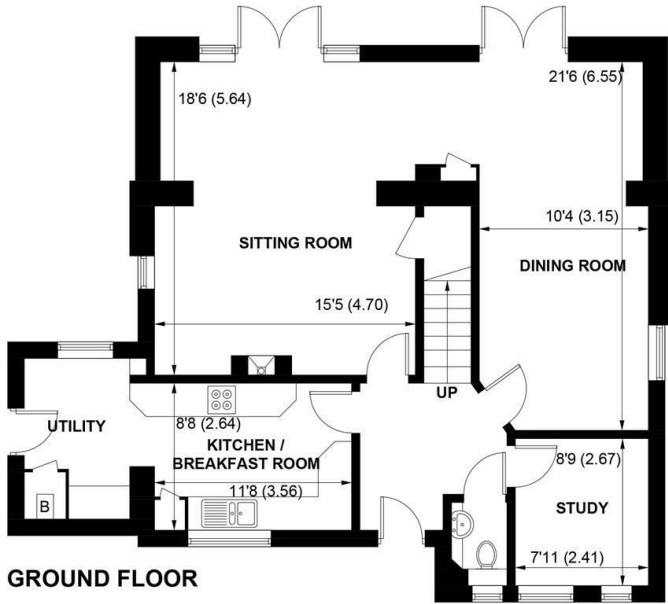




61 DOWNVIEW ROAD, FELPHAM, WEST SUSSEX, PO22 8JA



 = REDUCED HEADROOM BELOW 1.5M / 5'0



**APPROXIMATE GROSS INTERNAL AREA = 1764 SQ FT / 163.9 SQ M**  
**OUTBUILDINGS = 292 SQ FT / 27.1 SQ M**  
**TOTAL = 2056 SQ FT / 191.0 SQ M**  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
 Produced for Sims Williams

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

# £650,000 Freehold

61, DOWNVIEW ROAD,  
FELPHAM,  
WEST SUSSEX, PO22 8JA

- Detached House
- Four Bedrooms
- En-Suite To Master
- Double Storey Extension To Rear
- Four Reception Rooms
- Over 2000 sqft
- Large Garden
- Ample Parking
- Garage & Outbuilding

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = F

This detached property is located on an established road within Felpham, close to local amenities as well as public transport links. Felpham Village and seafront can be found under 1 mile from the property where there are Cafes, shops, as well as sailing and tennis clubs. The cathedral city of Chichester is located 7.5 miles away and boasts a comprehensive shopping centre as well as cultural attractions, such as The Festival Theatre and The Goodwood Estate which hosts world renowned festival of speed yearly.

Internally, the property is offered for sale in good order throughout and has both spacious and versatile living accommodation over two floors.

Upon entering, there is an attractive entrance hallway which leads to a re-fitted kitchen and utility room on your left. To the right, is a downstairs cloakroom and a second reception room/study.

To the rear of the property is an interlinking sitting room and dining room, both of which have French doors onto the garden.

The first floor has four good-sized bedrooms, with the master bedroom featuring an en-suite shower room. The family bathroom has a white suite and shower over bath.

Outside, to the front, there is a large driveway providing ample parking for several vehicles and access to the garage which has a courtesy door to the gym/study as well as side access. The rear garden is approximately 120 ft long and has a large lawn area, establish borders and a paved seating area.

## 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.



