



17 Caledon Avenue, Felpham

Starting Bid £335,000

 **Henry Adams**
estate agents

17 Caledon Avenue

Spacious three/four bedroom house on three floors showcasing 1970's design.

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Detached House
- Ideal Modernisation Project
- 19ft Sitting Room
- 3/4 Bedrooms
- 17ft Main Bedroom
- Driveway, Parking and Garage
- No Forward Chain

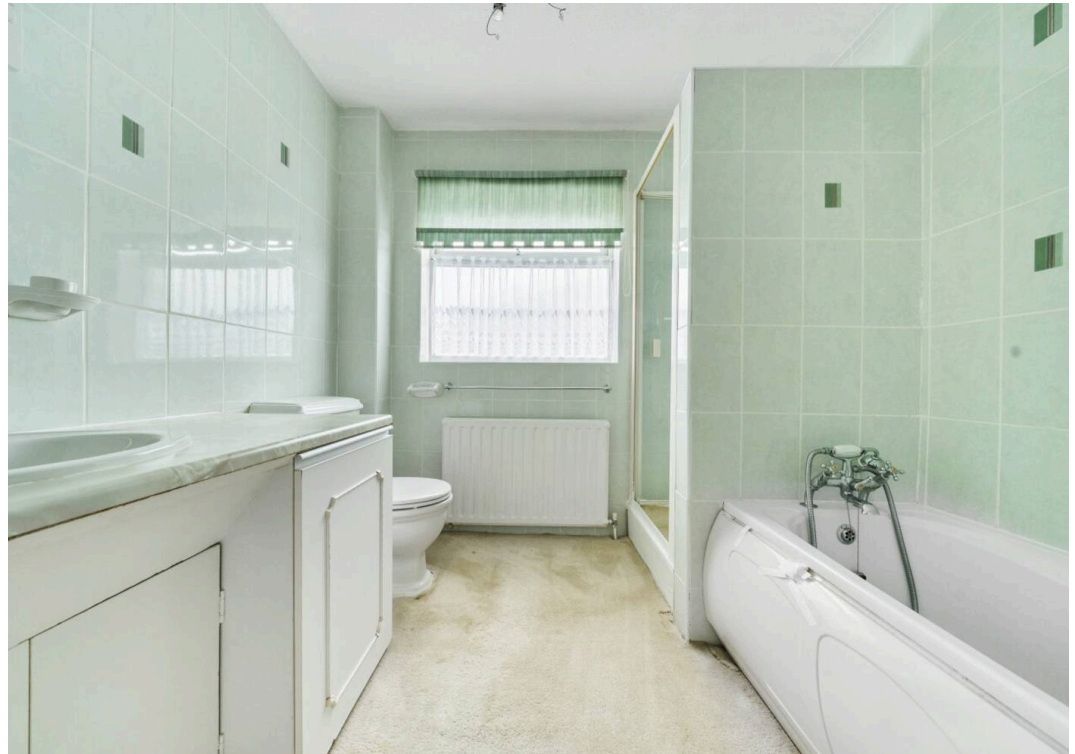
This three/four bedroom house is arranged over three floors and is an interesting example of mid 20th century modernist design. The inventive and innovative aesthetic of this spacious house should appeal to many, and the accommodation is well designed and offers any potential purchaser the opportunity to create a stunning and individual home.

The ground floor is accessed via a covered side way, which leads to a good size lounge, kitchen, separate dining room which has sliding doors to the well enclosed rear garden

The first floor has three bedrooms, bathroom, whilst a further staircase leads to a second floor bedroom, and a large eaves storage space.

Outside, there is lawn garden to the front with a tarmac driveway for several vehicles that leads to a garage. The well enclosed rear garden has a paved patio area and is mostly laid to lawn, providing a blank canvas for any new owner.





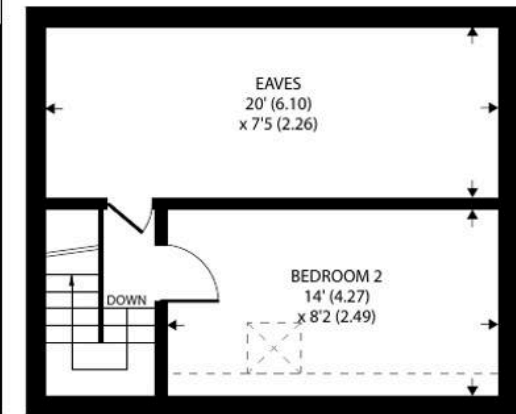
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Caledon Avenue, Bognor Regis

Approximate Area = 1548 sq ft / 143.8 sq m

Limited Use Area(s) = 174 sq ft / 16.1 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1879 sq ft / 174.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1150060

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

Felpham village offers a good range of amenities including a butcher, deli, cafes, pubs and restaurants. The nearby area hosts many sailing clubs and marinas that provide exceptional facilities for boating and sailing enthusiast of all abilities. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately 7 miles and also benefits from a mainline rail service to London Victoria (approximately 90 minutes) and the easily accessible A27 provides access across the Coast to Brighton to the east and Southampton to the west.

What3Words [///punch.video.trunk](https://www.what3words.com/punch.video.trunk)

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.