



40 Downview Road, Felpham

Guide Price £550,000

 Henry Adams
estate agents



40 Downview Road

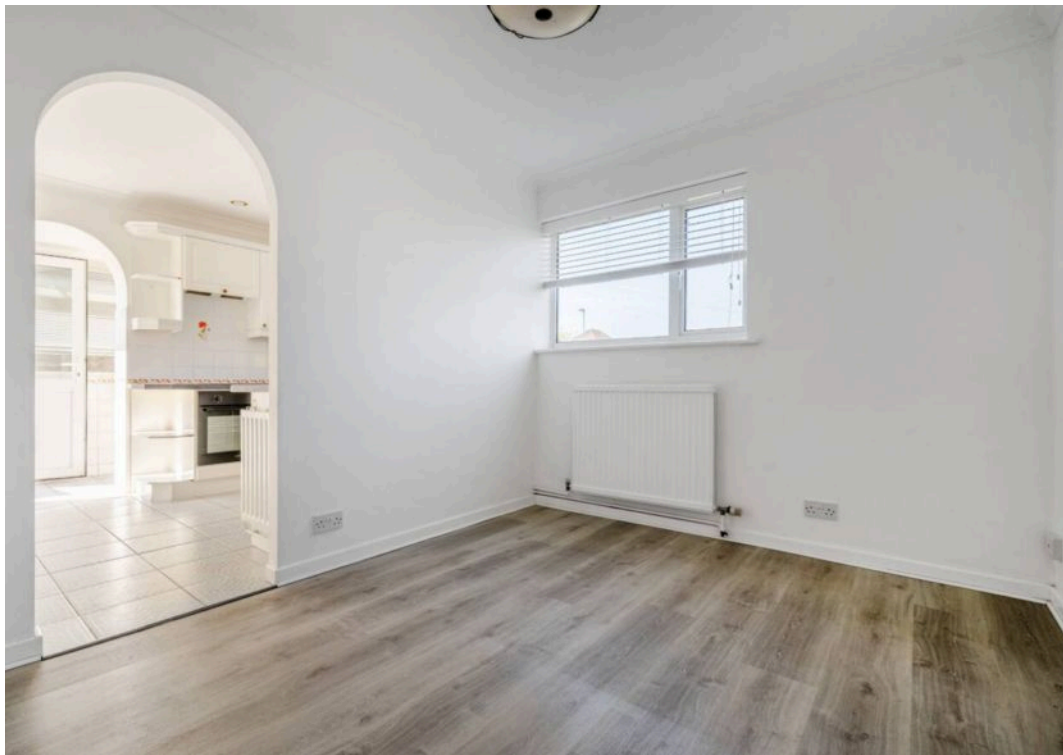
Felpham, Bognor Regis

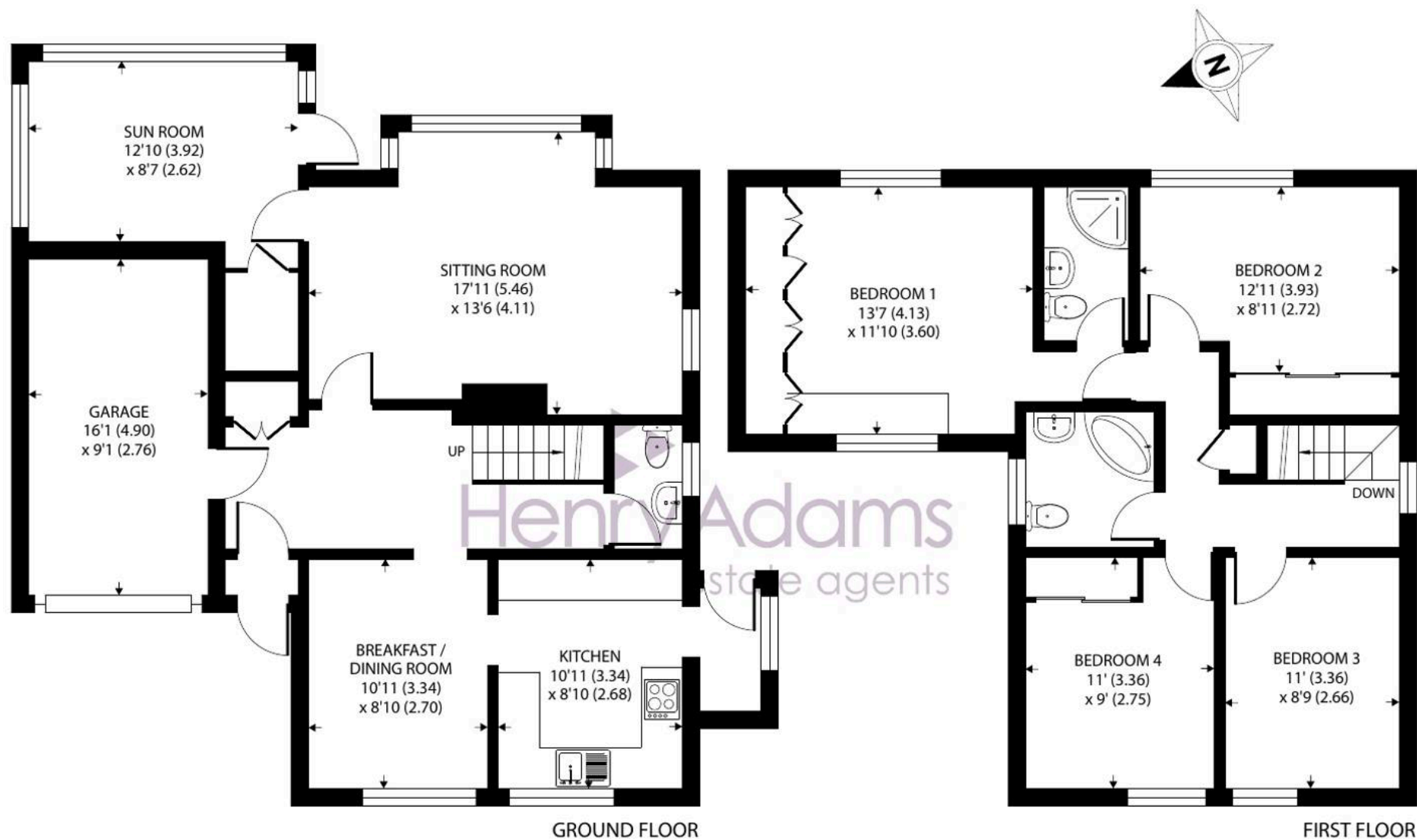
- Detached House
- No Onward Chain
- Four Double Bedrooms
- En Suite & Family Bathroom
- Ground Floor Cloakroom
- Sizeable Garden
- Driveway and Garage
- Kitchen & Breakfast/Dining Room
- Sun Room
- Desirable Location

Located on a sought-after residential road in Felpham, this four-bedroom detached home boasts spacious and adaptable living areas. Plus, it's ready to move into without any onward chain, ensuring a seamless and effortless buying process.

Once inside, a light-filled kitchen with a breakfast/dining room is ideal for every-day family life and has access out to the side passage and garden beyond. The sitting room features a lovely brick built fireplace and enjoys views over the back garden. Additionally, a sunroom adjoining the sitting room could serve as a home office or playroom. A ground floor cloakroom adds functionality, while upstairs, the main bedroom benefits from an en suite shower room and fitted wardrobes. A well-appointed family bathroom serves the remaining three double bedrooms.







Approximate Area = 1408 sq ft / 130.8 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



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Outside, you'll find a generous garden, perfect for families and hosting outdoor gatherings, and convenient off-street parking. Adding to the practicality there are two useful sheds and an integral garage which is also accessible straight from the entrance hall, providing extra convenience and storage.

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including popular schools within easy walking distance, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range of facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found. Well-connected and convenient, Bognor Regis offers regular mainline train services to London Victoria and a range of frequent bus routes for local and regional travel keep Felpham well connected.

within approximately an eleven mile radius.

What3Words ///free.glare.wash

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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.