



## Golf View, 80 Downview Road, Felpham

Guide Price £549,950



## Golf View, 80 Downview Road

- Modern Detached House
- Non-Estate Location
- No Onward Chain
- 1,726 Sq Ft in Total
- 3/4 Bedrooms, 3 Bath/Showers
- Ground Floor Bed 4/Study/Playroom
- Spacious Sitting-Dining Room
- Conservatory & Utility
- Off-Road Parking & Garage
- Private Rear Garden

'Golf View' is a well presented detached house, a modern gem positioned in a non-estate location, and as the name suggests - within yards of the golf club. Now offered for sale with the advantage of no onward chain, this property boasts a generous 1,726 sq ft of adaptable accommodation, plenty of space for your family to thrive.

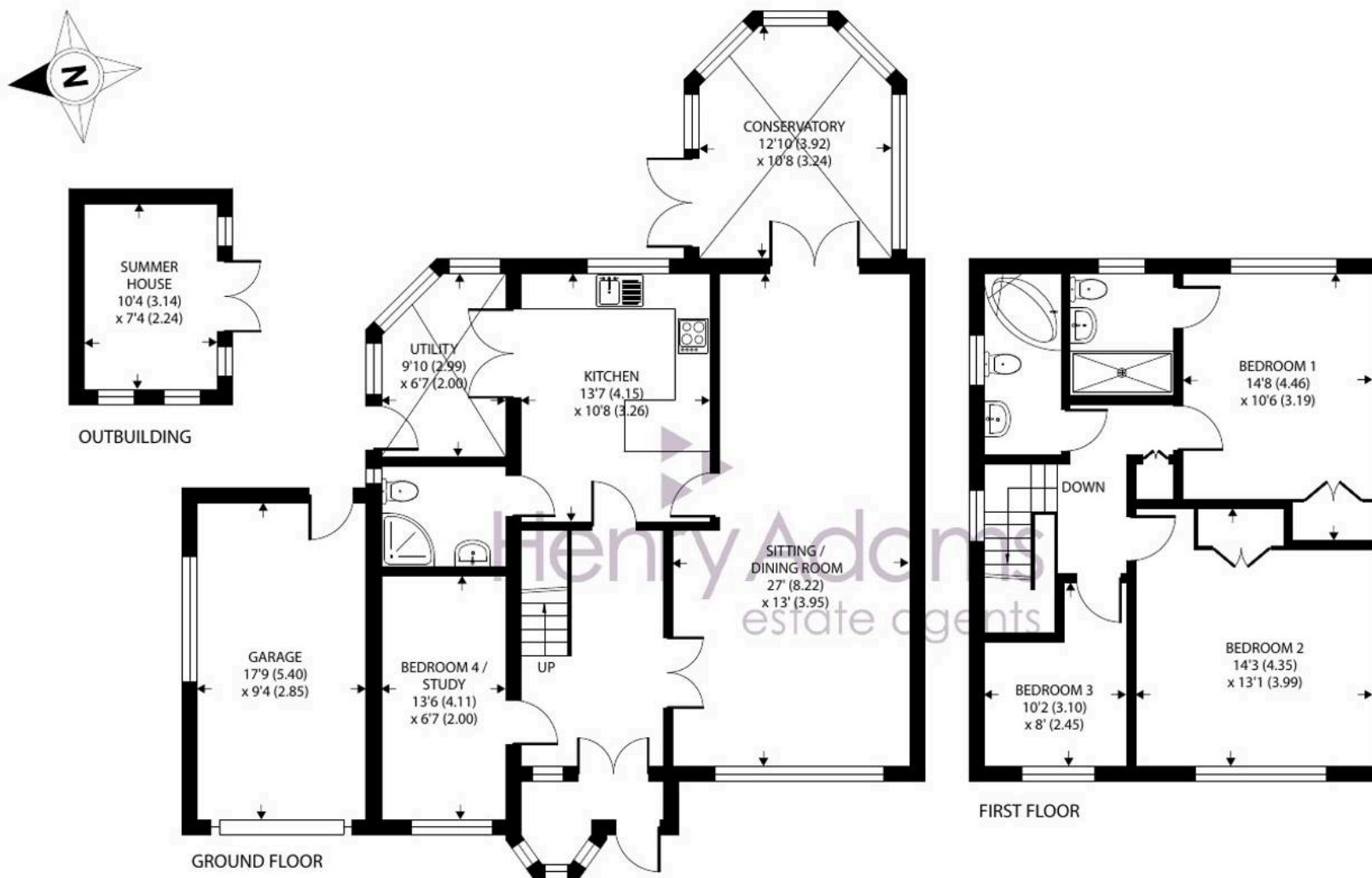
Upon entering, you first pass through the enclosed entrance porch and into the spacious hallway. The thoughtfully designed layout includes a large sitting-dining room which leads onto the double glazed conservatory at the rear. The modern kitchen includes a range of white units, stone worktops, range cooker and integral dishwasher. The rear porch doubles up as a useful utility area adding practicality. The ground floor offers the flexibility of a fourth bedroom, currently used as a home office, but could equally be utilised as a playroom if preferred. The ground floor shower room completes the ground floor and could be altered to become an en-suite for the ground floor bedroom if desired.

Cont ....









## Downview Road, Felpham, Bognor Regis

Approximate Area = 1562 sq ft / 145.1 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1802 sq ft / 167.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.  
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Stairs rise from the entrance hall to the first floor landing where the family bathroom and three further bedrooms will be found. Bedrooms one & two both have built-in wardrobes, whilst the principal bedroom also has an en-suite shower room.

Outside, this property caters to modern living with off-road parking and a garage, assuring convenience and security. The private rear garden offers a good level of privacy and is mainly laid to lawn with areas of patio, borders and a timber summerhouse.

Downview Road is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a medical centre, 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 facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words///stow.lovely.plot

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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