



Glenton, 25 First Avenue, Felpham

Guide Price £885,000

 **Henry Adams**
estate agents



Glenton, 25 First Avenue

- Detached Family House
- Sea Views & Easy Beach Access
- 110ft from the Promenade
- Located on the Summerley Private Estate
- 2,281 Sq Ft of Accommodation
- 4/5 First Floor Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- Integral Garage
- No Forward Chain

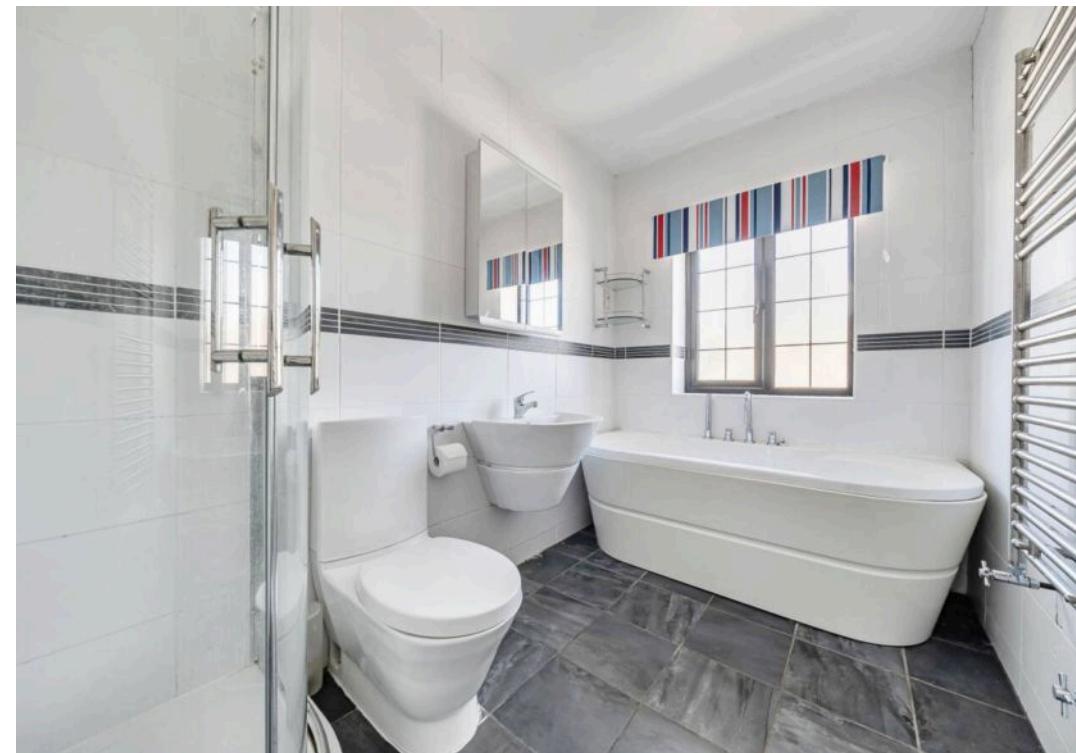
Located within the prestigious Summerley Private Estate and just 110ft from the promenade, Glenton is a handsome detached residence boasting sea views, adaptable accommodation, and is now offered for sale with the advantage of no onward chain. Spanning a generous 2,281 sq ft (including the integral garage), this property has a number of original character features such as hardwood flooring to the ground floor and an original fireplace to the dining room. This family home exudes a sense of spaciousness and comfort, ideal for families seeking a peaceful holiday retreat by the sea or a permanent move to the coast for a welcome change of lifestyle.

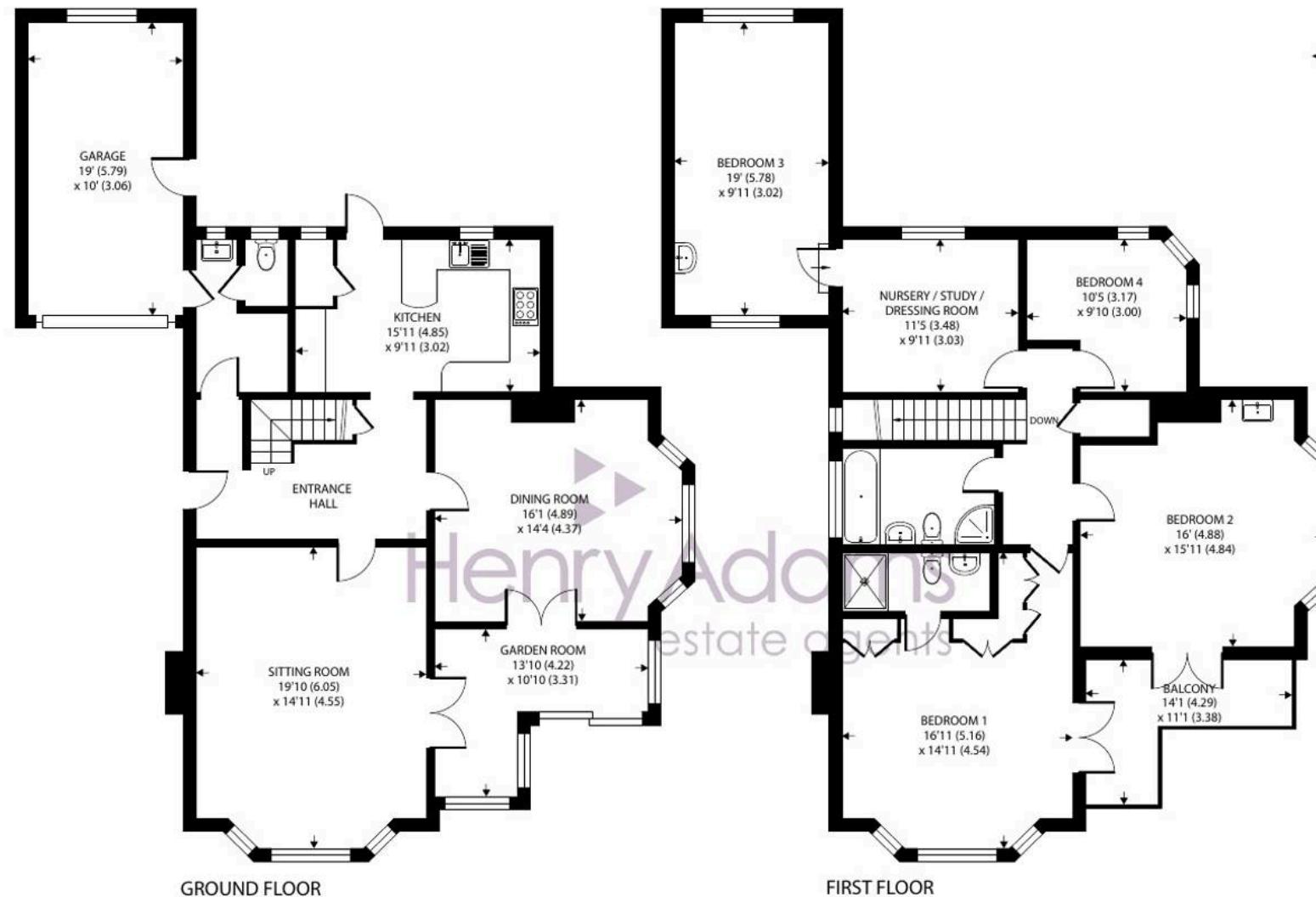
Upon entering, one is greeted by a welcoming entrance hall which leads to both the generously proportioned sitting room and equally impressive dining room. A garden room is positioned on the south-westerly side of the house and can be accessed from either reception room. Towards the rear of the property is the modern kitchen, whilst a ground floor cloakroom and WC complete the ground floor.

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First Avenue, Felpham

Approximate Area = 2090 sq ft / 194.1 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 2281 sq ft / 211.8 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). ©nchecom 2025.
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Stairs from the entrance hall rise to the first floor landing where the family bathroom and all 5 double bedrooms will be found. The principal bedroom is generous in size, has a sea view, ample built-in storage and an en-suite shower room. The second bedroom is also a very generous room with sea views and shares a balcony with the principal bedroom. The third bedroom is over the garage and is accessed via the 5th bedroom, which would equally make a generous dressing room, home office or nursery. The final bedroom is also a double room and enjoys a sea view from a pretty corner window.

Outside, the property provides ample parking on the driveway which leads to the integral garage. The rear garden is mainly laid to lawn, offers a good level of privacy and wraps around to the side and front of the property.

First Avenue is located within the highly desirable Summerley Estate, a private estate adjoining the beach and within easy reach of the Felpham village facilities. Here a range of local facilities and independent shops including a post office will be found, whilst the golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words //counts.bank.rungs

Private Estate Charge: TBC

Tenure: Freehold & Council Tax Band: G

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.