



## Furzebank 27 Goodwood Avenue, Felpham, Bognor Regis

Guide Price £700,000



## Furzebank, 27 Goodwood Avenue

- Substantial Detached House
- 3,295 Sqft in Total
- 3 Reception Rooms
- Spacious Kitchen/Family/Breakfast Room
- 5 Bedrooms (4 Doubles)
- 2 Bath/Shower Rooms
- Covered Swimming Pool & Sauna
- Private & South Facing Rear Garden
- Solar Panels
- Ample Parking & Garage

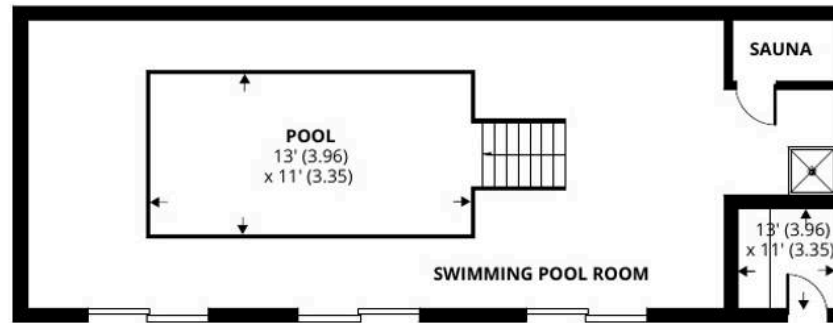
Furzebank is a substantial family home located within a desirable area just a short distance to the north of the village centre and adjacent to the Felpham Community College and Leisure Centre. This residence is ideal for those seeking spacious, well presented accommodation, offering ample parking and private south-facing rear garden.

Boasting a total of 3,295 sqft over two floors, the accommodation has been extended over time with further scope to extend into the large loft if desired. Upon entering the property, you are greeted by a grand entrance hall with oak staircase that sets the tone for the elegance of the property. The ground floor comprises three reception rooms currently used as a sitting room, formal dining room and a study, they offer versatile living spaces that can be tailored to suit individual needs. The heart of the home lies in the expansive kitchen/family/breakfast room, a hub of activity perfect for daily living and informal gatherings. The kitchen is equipped with modern appliances, ample storage and feature fireplace with wood burner, making it a functional and stylish space for culinary enthusiasts. This room overlooks, and has access to, the private and south-facing rear garden as does the sitting room.

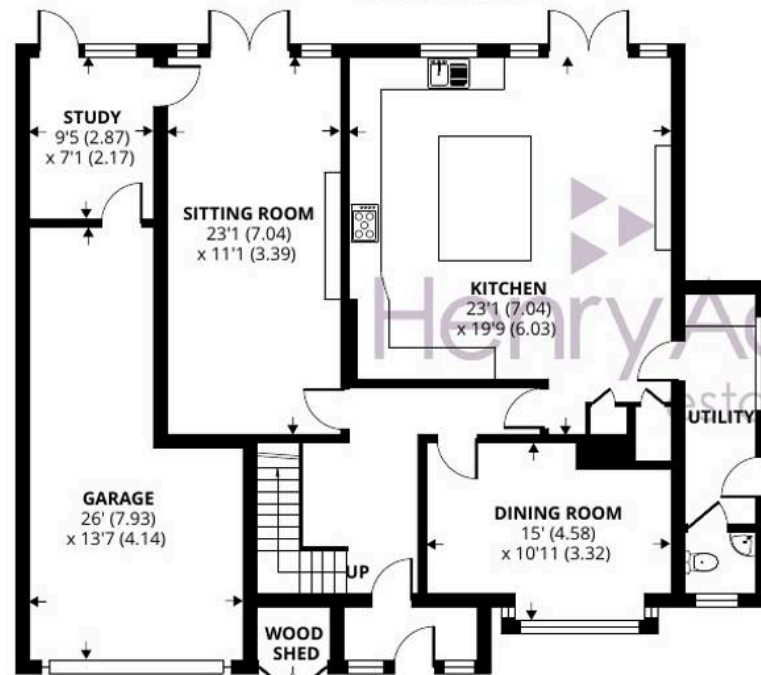




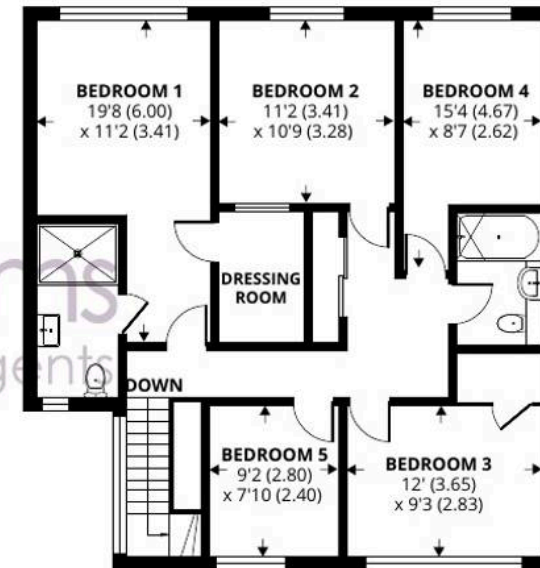




**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**

## Goodwood Avenue, Felpham, Bognor Regis

Approximate Area = 2062 sq ft / 191.5 sq m

Garage = 352 sq ft / 32.7 sq m

Outbuilding = 881 sq ft / 81.8 sq m

Total = 3295 sq ft / 306 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: 1152735

A utility room adjacent to the kitchen with side door to the garden and separate WC complete the ground floor.

The first floor is home to five well-proportioned bedrooms, four of which are doubles, offering comfortable retreats for all family members or guests. The primary bedroom benefits from its own en-suite shower room and walk-in wardrobe. A further bath/shower room serves the remaining bedrooms.

One of the standout features of this property is the covered swimming pool with sauna and shower, offering year-round enjoyment and relaxation in the comfort of your own home. The pool room can be opened up to the rear garden via the three lockable sliding doors making the area secure to prevent child access. The secure plant room houses the pool boiler and filter system. Additionally, the property benefits from solar panels, producing electricity which feeds into the national grid producing a regular income.

Outside, the property boasts a private and south-facing rear garden, creating a peaceful oasis for outdoor enjoyment. Ample parking and a garage provide convenience for multiple vehicles, ensuring practicality for modern living.

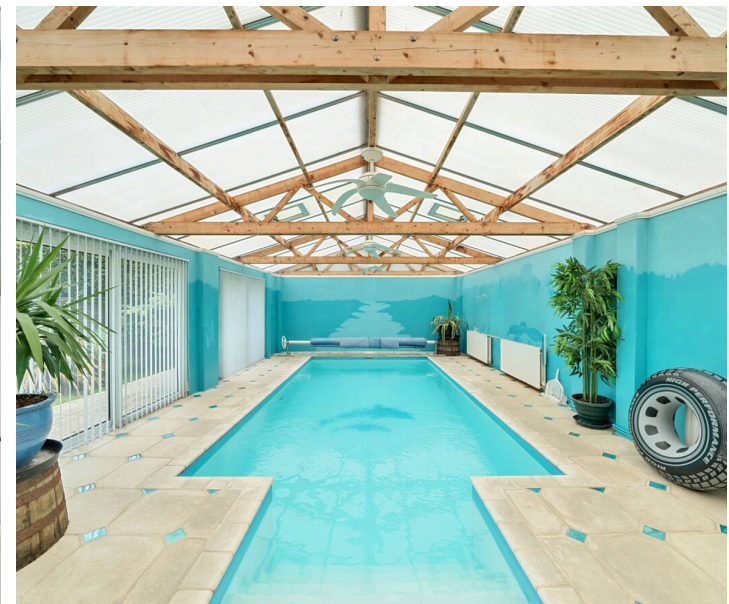
The property is located just north of Felpham village which has a variety of local shops, the delightful beach and promenade and two busy seafront restaurants. A regular bus service links the area to Bognor Regis and Chichester, both of which offer a wider range of shops and services.

What3Words ///divisions.held.focus

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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