



The Barn, 104 Felpham Road
Felpham | Bognor Regis | West Sussex | PO22 7PL

Guide Price £900,000
FREEHOLD

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MC900-10/23



Features

- Grade II Listed Thatched Residence
- Superbly Appointed Throughout
- Quarter of an Acre Plot (approx.)
- Double Garage & Extensive Parking
- 2,144 Sq Ft / 199.2 Sq M

This superbly appointed Grade II listed thatched residence has been extensively improved by the current owners to create a fabulous home full of charm and character, complemented with the modern comforts associated with today's lifestyle. Occupying a plot of approx. a quarter of an acre, with extensive parking and double garage accessed via electric gates, this delightful home is an incredibly rare find.

The village of Felpham lies to the east of Bognor Regis town centre and provides a real community spirit, with a village centre offering a comprehensive range of village amenities with a traditional ironmongers, butchers, food outlets and three public houses within walking distance. The promenade and seafront can be found within approximately half a mile as is the Yacht club and popular Lobster Pot restaurant.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the west in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



A pitched roof storm porch protects the front door which opens into a welcoming open plan entrance vestibule with exposed brick work, part wood panelling and exposed beams, along with a fitted storage cupboard housing the modern RCD consumer unit and electric meter. A door leads to the living room and an open plan walkway leads through to a delightful front aspect study, with feature exposed brick fireplace.

The main living room measures 21' 9" x 16' 3" overall and boasts a fabulous chimney breast with recessed wood burning stove on a paved hearth, exposed beams and recently fitted carpet. French doors lead to the rear providing access to the adjoining sun terrace, along with a window to the front and natural light opening through to an inner hallway. From the living room a door leads through to the ground floor bedroom suite, while a further doorway leads into the kitchen/diner.

The kitchen diner is a dual aspect room with windows to the side and rear and a part double glazed door provides access to the rear sun terrace. The kitchen has been tastefully refitted and boasts a comprehensive range of units with marble effect work surfaces incorporating a dual bowl sink unit with double drainer, six burner gas AGA with AGA hood over, integrated dishwasher and integrated under counter concealed fridge, along with natural stone paved flooring, exposed beams and space for a table and chairs. An open plan walkway leads from the kitchen into an adjoining inner hallway where a feature staircase with under stair storage cupboard rises to the first floor. A door from the inner hallway leads into the good size utility room measuring 12' 3" x 8' 5" with further work surfaces and sink unit, bespoke storage cupboards, space and plumbing for a washing machine and dryer, space for a free-standing appliance, cupboard housing the Worcester gas boiler and bespoke pantry shelving along with two windows to the front. A door from the utility room opens to the cloakroom with close coupled w.c., wash basin and obscure window to the front.

In addition, the ground floor boasts a dual aspect double bedroom with feature exposed brickwork incorporating a fireplace and exposed beams. A door leads into the adjoining en-suite wet room with rain drop shower and glazed shower screen, close coupled w.c. and a wall mounted wash basin with storage over.



The first floor boasts a landing with window to the front, access hatch to the loft space and doors to the master bedroom and guest bedroom suites.

The dual aspect master bedroom provides a feature 10'10" vaulted ceiling with exposed beams and a door leading through to an impressive adjoining en-suite bathroom with free standing roll top bath, wash basin and enclosed cistern w.c with bespoke fitted storage cupboards along with a window to the rear and window to the side. A doorway leads from the en suite to a delightful dual aspect dressing room.

The guest double bedroom has exposed beams and window to the rear, with a modern adjoining en-suite steam room/shower room with over-size double shower enclosure, wall mounted wash basin with storage under, enclosed cistern w.c and window to the side.

Externally there is an enclosed low maintenance front garden with feature flint wall with gate and path leading to the front door. At the side of the property electrically operated gates lead through to an impressive driveway, in turn leading to a block paved forecourt in front of the detached pitched roof double garage measuring with an electrically operated vertical door to the front, door and two windows to the side, and power and light. The rear garden is predominantly laid to lawn with established shrubs, mature trees and strategic planting providing screening from neighbouring properties. There is a delightful paved sun terrace with courtesy lighting and a feature brick purpose built covered Koi fish tank.

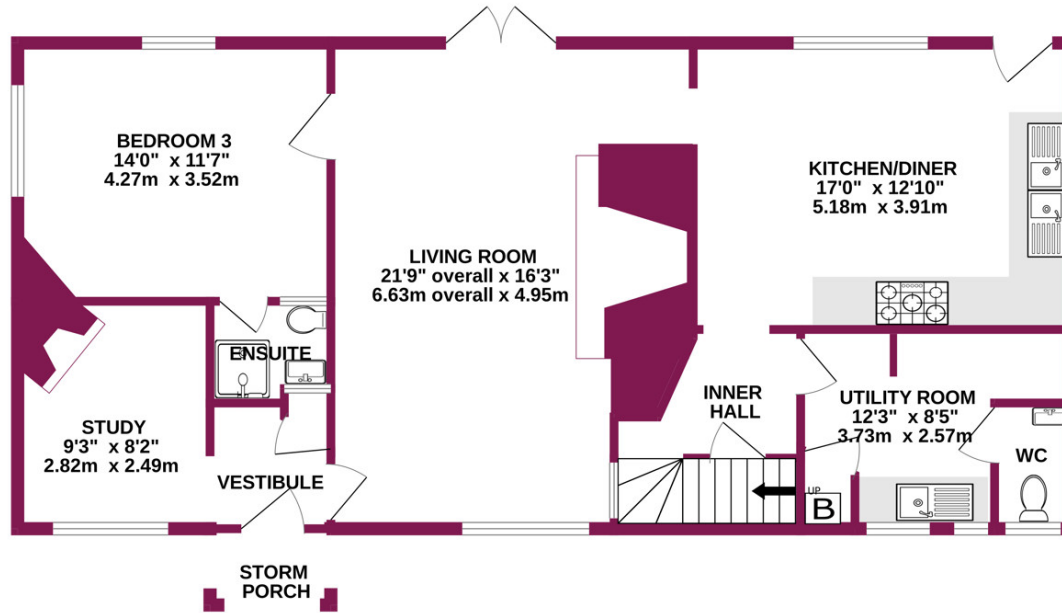
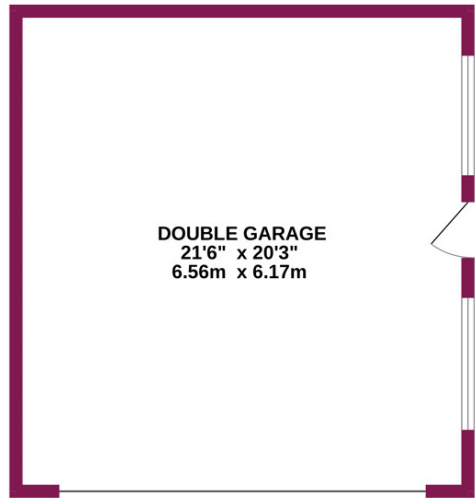


To arrange a viewing contact 01243 267026



GARAGE
435 sq.ft. (40.5 sq.m.) approx.

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax: Band F £3,029.96 p.a.
Arun District Council/Felpham 2023 - 2024

EPC Rating: D (63)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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