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Newlyn, 20 Minton Road, Felpham, Bognor Regis, PO22 7JN

Guide Price £425,000 Freehold

Newlyn, 20 Minton Road, Felpham

A unique detached coastal property within 150m walk to the beach.



- ▶ **Detached, Freehold House**
- ▶ **First Floor Self-Contained Accommodation**
- ▶ **Double Garage and Driveway**
- ▶ **Private Estate**
- ▶ **1,092 sqft in Total**
- ▶ **Ground Floor Annexe Accommodation**
- ▶ **South Facing Rear Garden**
- ▶ **Within 150m Walk to the Beach**
- ▶ **No Onward Chain**

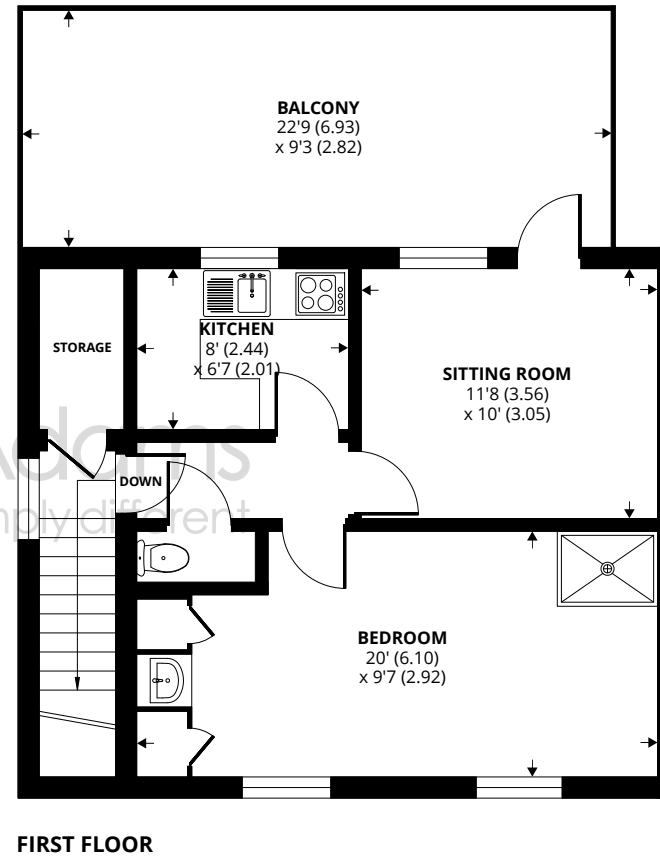
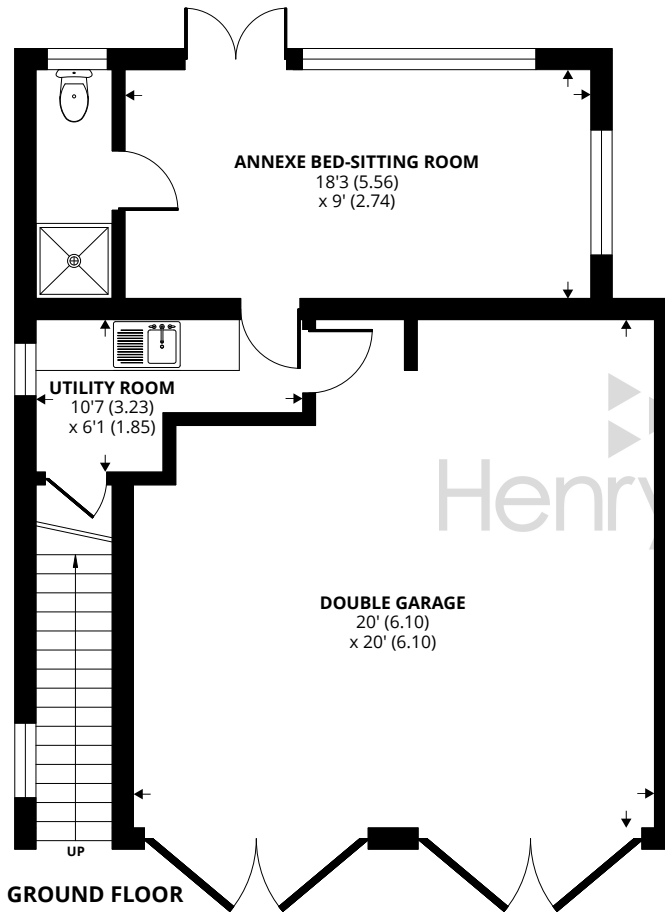
Newlyn is a unique coastal home located on the desirable 'Beach Estate' in Felpham and is offered for sale with the advantage of no onward chain. Originally built in the 1930's as the chauffeur's accommodation and garaging for a neighbouring residence, the property offers unconventional accommodation and would make an ideal weekend retreat or investment property.

The property measures 1,092 sqft with accommodation arranged over two floors. The first floor is accessed by the covered stairs which rise from the driveway to the front door. Once inside, there is a kitchen, sitting room, large south-facing balcony and a spacious double bedroom with hand basin and shower cubicle. Originally this was arranged as two separate bedrooms and could be reinstated as such, if more accommodation was required. A separate WC completes the first floor. The ground floor has generous garaging for that weekend sports car, sailing dingy, power boat/RIB/jet ski with an extension across the rear creating a self-contained annexe room with a separate utility area and shower room/WC. The property offers huge potential for adaptation if desired, converting the garaging would create additional bedroom or living space subject to the usual permissions.

The property currently has electric heating although we are informed that there is a gas supply in the road if required. We understand that the loft space has recently been fully insulated.

Council Tax Band: E





Approximate Area = 1092 sq ft / 101.4 sq m (includes annexe, garage & storage)

For identification only - Not to scale



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.

Outside

Outside, there is ample off-road parking to the front of the property, whilst the established south facing rear garden is mainly laid to lawn with mature borders, hedges and affords a high level of privacy.

Location

Minton Road is located on the private 'Beach Estate' in Felpham Village, just a short distance to the east of Bognor Regis and within yards of the promenade. The pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, a sailing club, golf club, public houses and shops.

Private Estate Charge: We understand the private estate charge is approximately £210 p.a. There is a tennis court for exclusive use by residents of the estate for a small membership charge. There is access to the slipway from the estate for boat launching and an area of common land 'The Green' which is for recreational use by the estate residents. There is also access to renting an allotment on the estate.

What Three Words ///influencing.carbon.voice

