



 Henry Adams
estate agents

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1 Second Avenue, Felpham, Bognor Regis, PO22 7LJ

Offers Over £1,225,000 Freehold



1 Second Avenue, Felpham

A high specification, beachfront residence.



- ▶ **Luxury Beach House**
- ▶ **Extended and Re-Modelled**
- ▶ **Separate Sitting Room**
- ▶ **Study/Play Room/Bedroom Five**
- ▶ **Three Bath/Shower Rooms and Utility**
- ▶ **Prime Location**
- ▶ **2,853 sqft inc Garage**
- ▶ **Kitchen/Dining/Family Room**
- ▶ **Four/Five Double Bedrooms**
- ▶ **No Onward Chain**

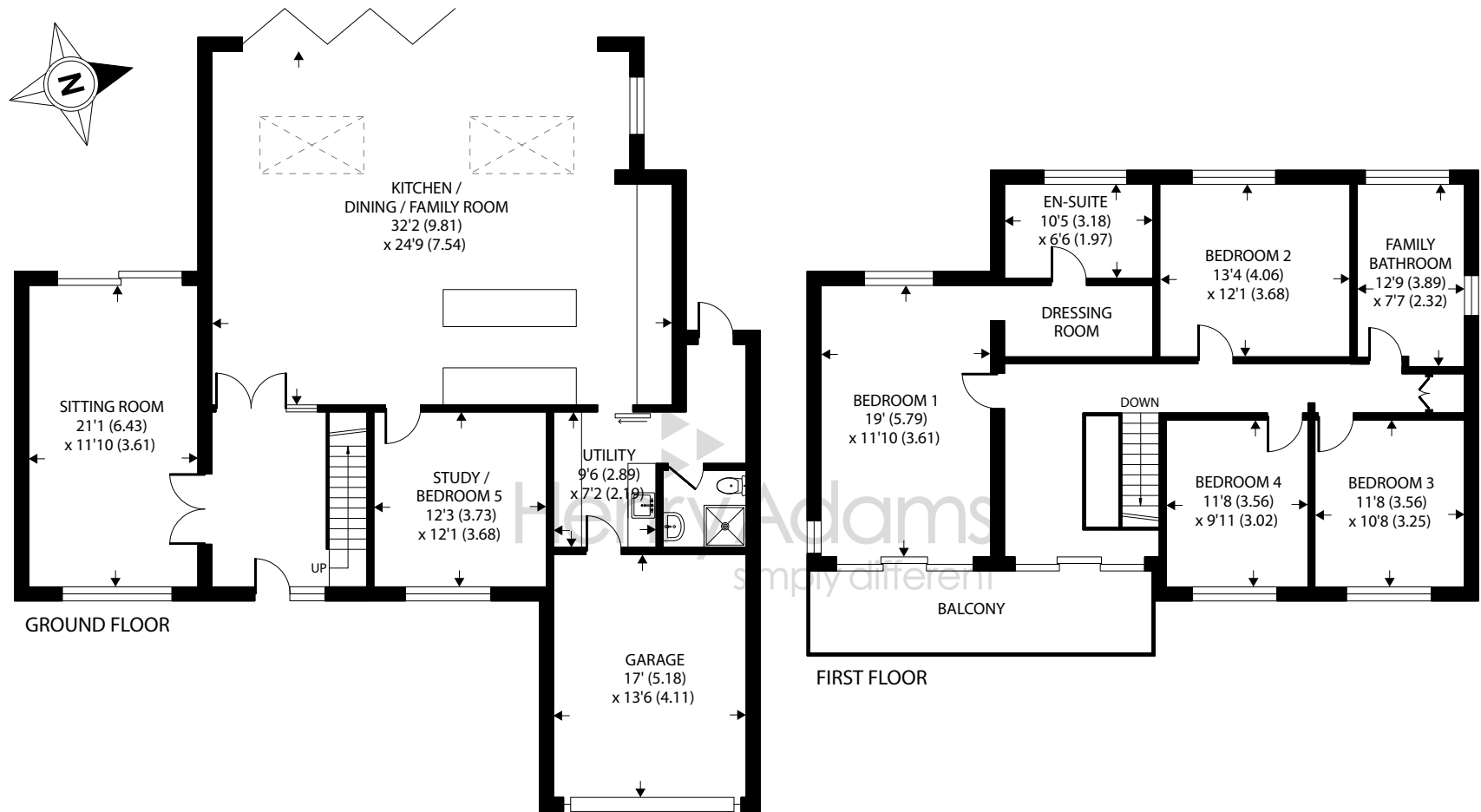
Finished to an exceptionally impressive standard throughout, this individual and stylish family home offers a real 'WOW factor' and occupies a prime waterfront position within the desirable Summerley Estate at Felpham.

Measuring in excess of 2,853 sqft, the property offers style and flexibility throughout having been intelligently re-modelled and extended. Particular features to note include the spacious and welcoming entrance hall with feature oak and glass staircase. To the left of the hall is the formal sitting room with doors to the garden whilst the main focal point of the home is a spacious kitchen/dining/family space of 32'2 x 24'9 . This room overlooks the rear garden via the wide bi-folding doors and provides the ideal space for entertaining. The contemporary designer kitchen includes quartz worktops and a range of integral 'Neff' appliances including two ovens, a steam oven, combination microwave and dishwasher. Beyond the kitchen is the office/playroom which could also be used as a ground floor fifth bedroom if needed. The utility room with its full height wine chiller and shower room/WC completes the ground floor and leads to both the garden and into the integral garage. The first floor comprises four double bedrooms with the principal bedroom enjoying vaulted ceilings, a dressing room, luxury en-suite bathroom and access onto the balcony from which to enjoy those sea views. In total, three of the four bedrooms enjoy a sea view. A family bathroom with separate walk-in shower completes the first floor.









Approximate Area = 2624 sq ft / 243.7 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2853 sq ft / 264.9 sq m

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, to the front is the sweeping in-and-out resin driveway and integral garaging. The lawned rear garden enjoys a westerly aspect and includes a large area of porcelain patio for entertaining, flowing seamlessly from the kitchen/dining/family room.

Location

Second Avenue forms part of the highly desirable Summerley Estate in Felpham. The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. 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. 29/04/24

Private Estate Charge: We understand the private estate charge is £220 p.a.

Council Tax Band: G

