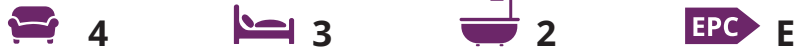






## 26 Davenport Road, Felpham

Detached chalet style bungalow with far reaching sea views.



- ▶ Wonderful Beachfront Location
- ▶ Far Reaching Sea Views
- ▶ 2,088 Sqft inc Attached Garage
- ▶ Large Kitchen-Diner
- ▶ 2 Bathrooms
- ▶ Private Estate
- ▶ No Forward Chain
- ▶ 3/4 Receptions
- ▶ 3/4 Bedrooms
- ▶ Driveway & Garage

Whether seeking a permanent residence or an inviting holiday home, this property offers a great opportunity to live by the sea in a truly idyllic setting. Embrace a lifestyle of relaxation and rejuvenation as you wake up to the sound of waves crashing against the shore and enjoy breath-taking sunsets from the comfort of your own home.

Located within the private 'Beach Estate' and just a short distance from the local Felpham village facilities, this detached chalet style bungalow now offers some scope for modernisation and extension (subject to permissions). Offered for sale with the advantage of no onward chain, this property presents a hassle-free buying opportunity, allowing you to move in and start enjoying your new home without delay.

The adaptable accommodation is arranged over two floors and measures 2,088 sqft including the attached garage. The first floor comprises two bedrooms, both with sea views, a bathroom and eaves storage area. The current ground floor arrangement includes a further double bedroom, two formal receptions rooms (one could be used as an additional fourth double bedroom), a spacious central reception hall leading on to the sun room and garden beyond, whilst the spacious kitchen has room for a dining table. A bathroom completes the ground floor.

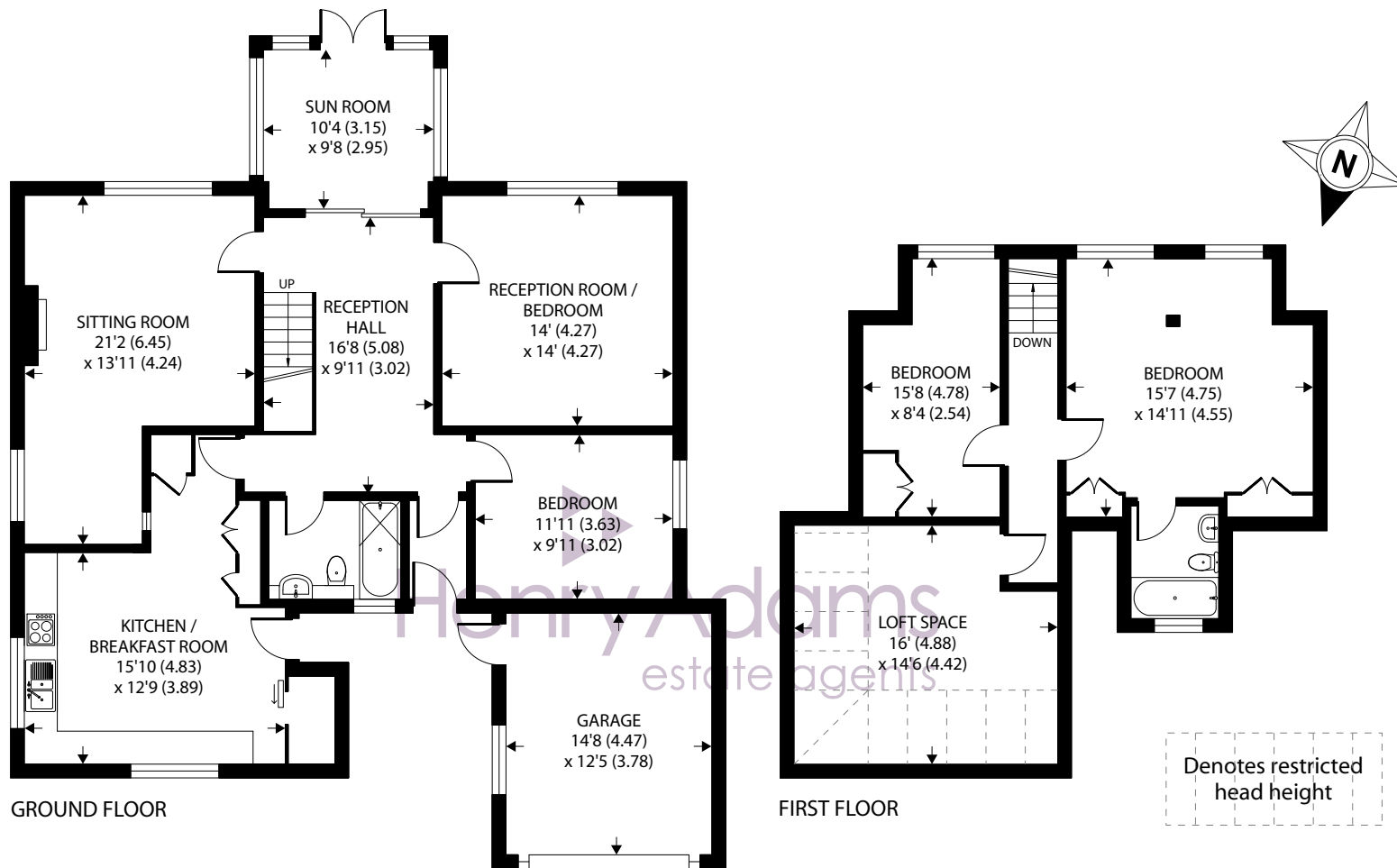
Council Tax Band: F





A MERRY WELCOME  
to a warm & comfortable home





Approximate Area = 1789 sq ft / 166.2 sq m  
 Limited Use Area(s) = 116 sq ft / 10.8 sq m  
 Garage = 183 sq ft / 17 sq m  
 Total = 2088 sq ft / 194 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, the property enjoys front and rear gardens, with the rear, south facing garden leading directly onto the promenade and beach beyond. A driveway and garage provide off-road parking.

### Location

The pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately. 21/06/24

Private Estate Charge: We understand the private estate charge is currently £200 p.a.

What3Words ///points.began.trace





Henry Adams  
estate agents

An aerial photograph of a coastal town, likely in the UK, showing a mix of residential and commercial buildings. A prominent beach runs along the coast, with a large blue tennis court visible in the foreground. The town is densely packed with houses, many with red-tiled roofs. In the background, there are larger commercial buildings and a large stadium-like structure. The ocean is visible on the left side of the image, with a pier extending into the water. A white line points from the Henry Adams logo to a specific house in the residential area.