





## 14 First Avenue, Felpham

Spacious detached family home situated on the private Summerley Estate, within a short distance of the beach.



- ▶ **Detached Family Home**
- ▶ **Easy Access to Beach**
- ▶ **Kitchen & Utility Room**
- ▶ **3 Reception Rooms**
- ▶ **Driveway & Integral Garage**
- ▶ **Summerley Private Estate**
- ▶ **2,168 Sqft**
- ▶ **4 First Floor Bedrooms**
- ▶ **2 Bath/Shower Rooms**
- ▶ **Westerly Rear Garden**

Located within the prestigious private Summerley Estate, just a short distance from the beach, this detached family home now offers scope for modernisation and is offered for sale with the advantage of no onward chain.

Measuring an impressive 2,168 sqft of accommodation (including the integral garage), the property provides ample space for both family living and entertaining guests. Upon entering, the ground floor comprises: entrance porch and hallway with cloakroom WC. From here the second reception room can be accessed which could be used as a formal dining room, play room or additional sitting room. The main reception room is found towards the rear of the property and leads onto the conservatory and garden beyond. The kitchen in turn has space for a breakfast table and benefits from having a separate utility room which also leads out to the garden, as well as the integral garage.

Ascending to the first floor, four generously proportioned bedrooms await with the principal bedroom having an en-suite shower room and ample built-in storage. A second shower room with separate WC completes the first floor.

Externally, the property boasts a private driveway and integral garage. The westerly rear garden offers a high level of privacy and is mainly laid to lawn with a large area of patio and mature trees and hedges.









Approximate Area = 2029 sq ft / 188.5 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 2168 sq ft / 201.4 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.

## Location

First Avenue forms part of the highly desirable, private 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.

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

Council Tax Band: F

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