





Furzebank, 27 Goodwood Avenue, Felpham

Substantial five bedroom detached family home including pool house with swimming pool and sauna.



- ▶ **Substantial Detached House**
- ▶ **3 Reception Rooms**
- ▶ **5 Bedrooms (4 Doubles)**
- ▶ **Covered Swimming Pool & Sauna**
- ▶ **Solar Panels**
- ▶ **3,295 Sqft in Total**
- ▶ **Spacious Kitchen/Family/Breakfast Room**
- ▶ **2 Bath/Shower Rooms**
- ▶ **Private & South Facing Rear Garden**
- ▶ **Ample Parking & Garage**

Furzebank is a substantial family home located within a desirable area just a short distance to the north of the village centre and adjacent to the Felpham Community College and Leisure Centre. This residence is ideal for those seeking spacious, well presented accommodation, offering ample parking and private south-facing rear garden.

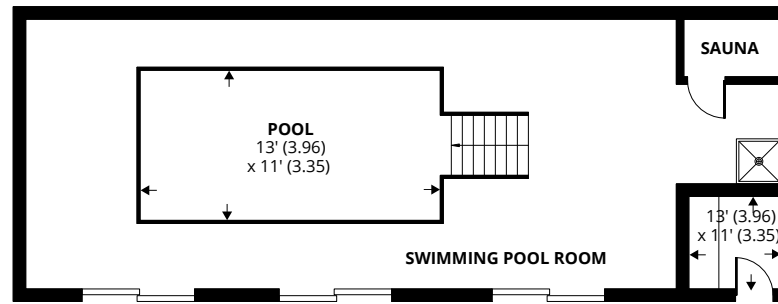
Boasting a total of 3,295 sqft over two floors, the accommodation has been extended over time with further scope to extend into the large loft if desired. Upon entering the property, you are greeted by a grand entrance hall with oak staircase that sets the tone for the elegance of the property. The ground floor comprises three reception rooms currently used as a sitting room, formal dining room and a study, they offer versatile living spaces that can be tailored to suit individual needs. The heart of the home lies in the expansive kitchen/family/breakfast room, a hub of activity perfect for daily living and informal gatherings. The kitchen is equipped with modern appliances, ample storage and feature fireplace with woodburner, making it a functional and stylish space for culinary enthusiasts. This room overlooks, and has access to, the private and south-facing rear garden as does the sitting room. A utility room adjacent to the kitchen with side door to the garden and separate WC complete the ground floor.

Council Tax Band: F

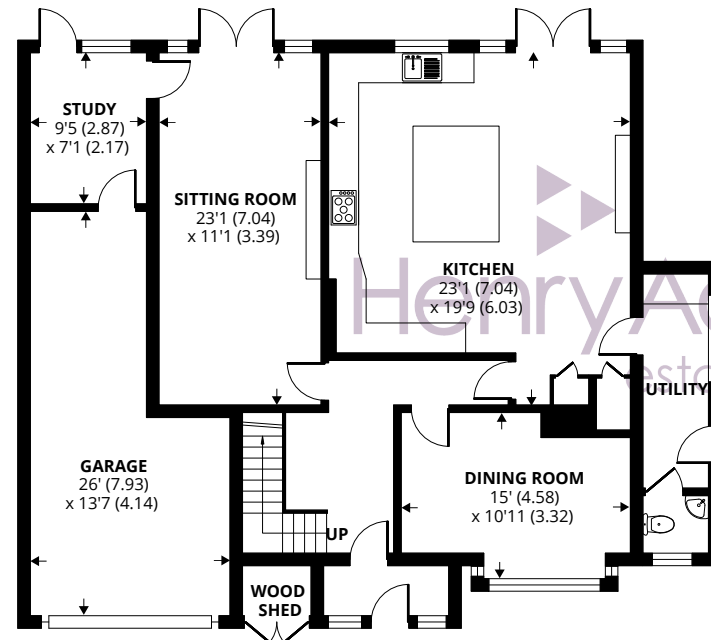




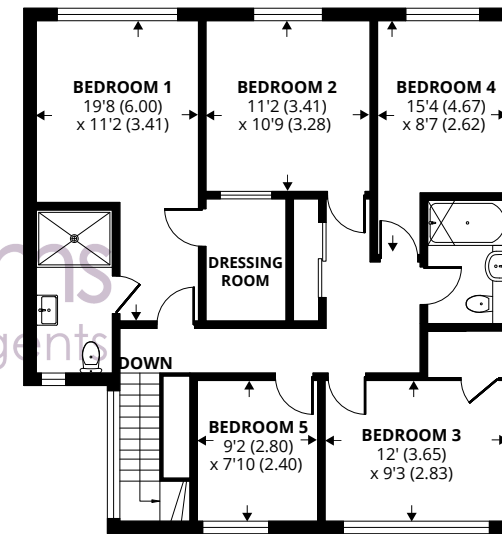




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2062 sq ft / 191.5 sq m

Garage = 352 sq ft / 32.7 sq m

Outbuilding = 881 sq ft / 81.8 sq m

Total = 3295 sq ft / 306 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.

The first floor is home to five well-proportioned bedrooms, four of which are doubles, offering comfortable retreats for all family members or guests. The primary bedroom benefits from its own en-suite shower room and walk-in wardrobe. A further bath/shower room serves the remaining bedrooms. One of the standout features of this property is the covered swimming pool with sauna and shower, offering year-round enjoyment and relaxation in the comfort of your own home. The pool room can be opened up to the rear garden via the three lockable sliding doors making the area secure to prevent child access. The secure plant room houses the pool boiler and filter system. Additionally, the property benefits from solar panels, producing electricity which feeds into the national grid producing a regular income.

Outside, the property boasts a private and south-facing rear garden, creating a peaceful oasis for outdoor enjoyment. Ample parking and a garage provide convenience for multiple vehicles, ensuring practicality for modern living.

What3Words ///divisions.held.focus



