



7 Caledon Avenue, Felpham

Guide Price £489,950







## 7 Caledon Avenue, Felpham

A detached family home in desirable neighbourhood.

- Popular Residential Area
- 4 Bedrooms
- Kitchen & Utility Room
- Sitting Room
- Dining Room
- Garden Room
- Modern Bath/Shower Room
- Ground Floor Cloakroom
- Driveway & Garage

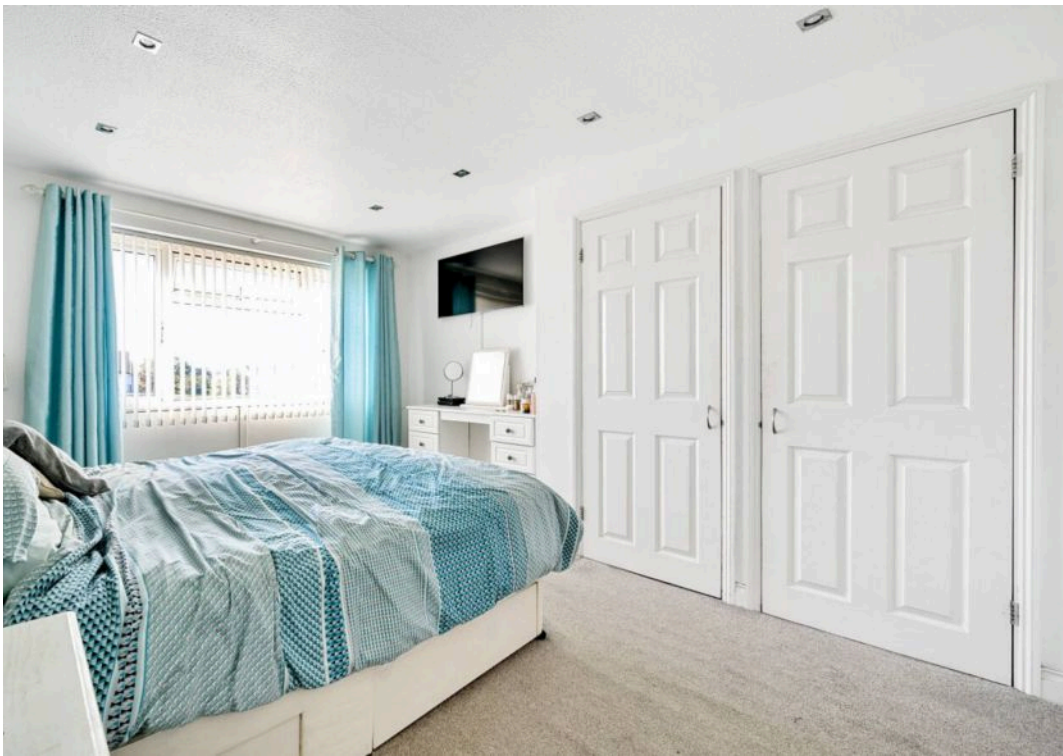
Located within the popular Summerley Fields development, this well presented detached house offers 1,452 sqft of accommodation (including the integral garage) and provides the perfect balance for those looking for a spacious and well-appointed family home.

Upon entering, you are greeted by a welcoming hallway that leads into the generously proportioned, light and airy, south-facing sitting room, ideal for entertaining guests or relaxing with family. The adjacent dining room provides a seamless flow for formal gatherings, while the garden room offers a tranquil space overlooking the pleasant rear garden, perfect for enjoying a morning coffee or curling up with a good book. The well-equipped kitchen boasts ample space for culinary enthusiasts, could potentially be opened up into the dining room if desired, and leads on to the convenient utility room and cloakroom/WC which adds the practicality required from a family home.

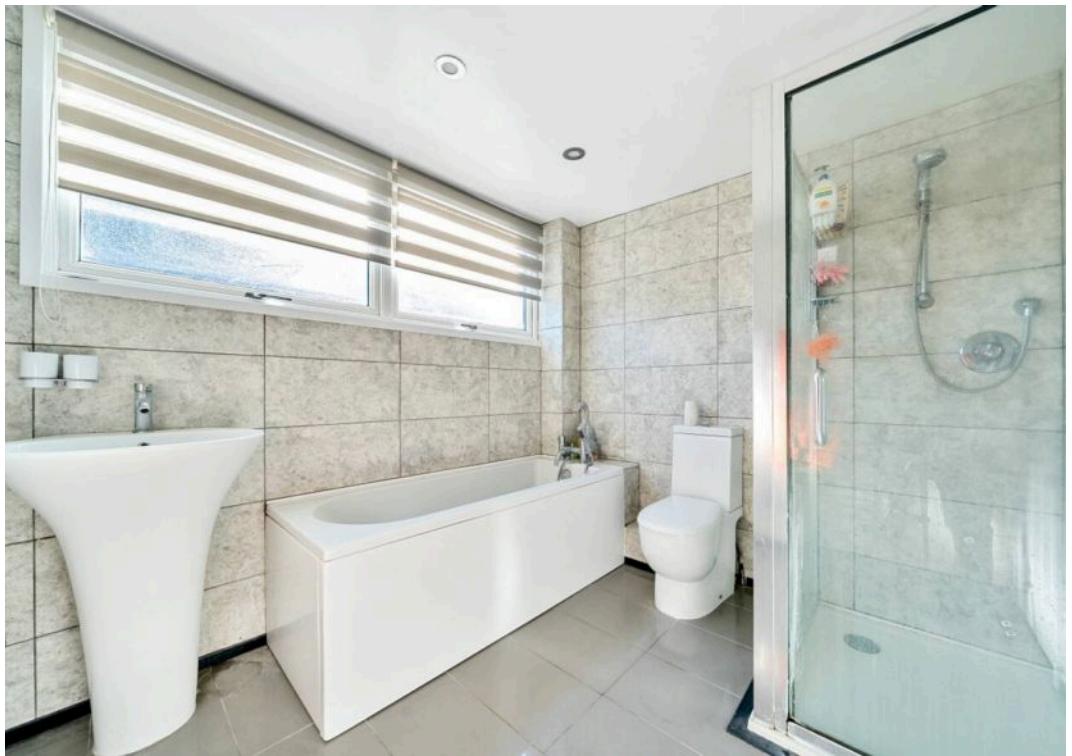
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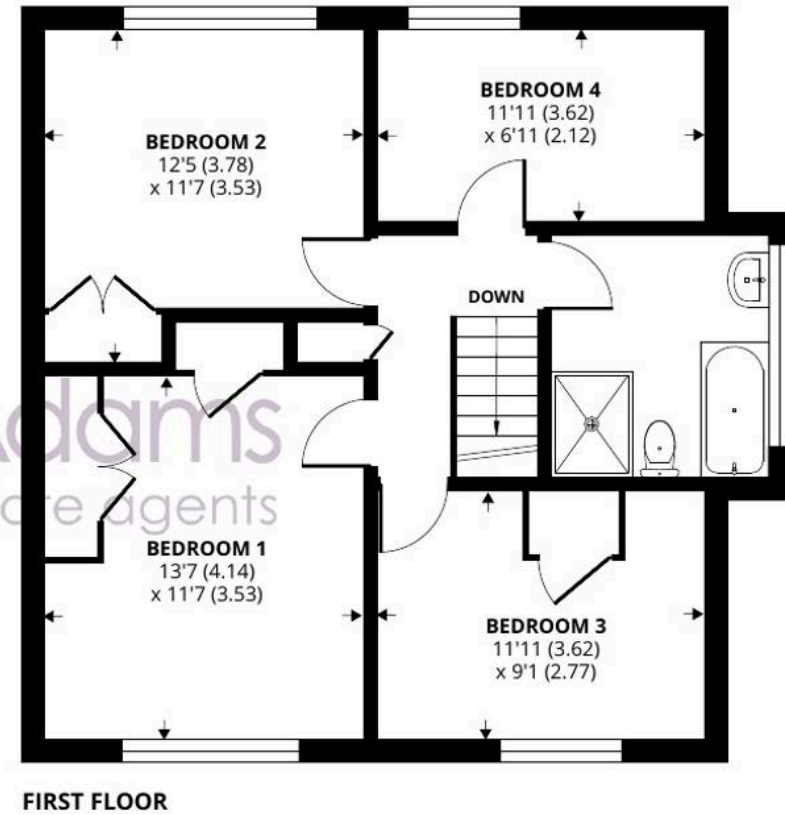
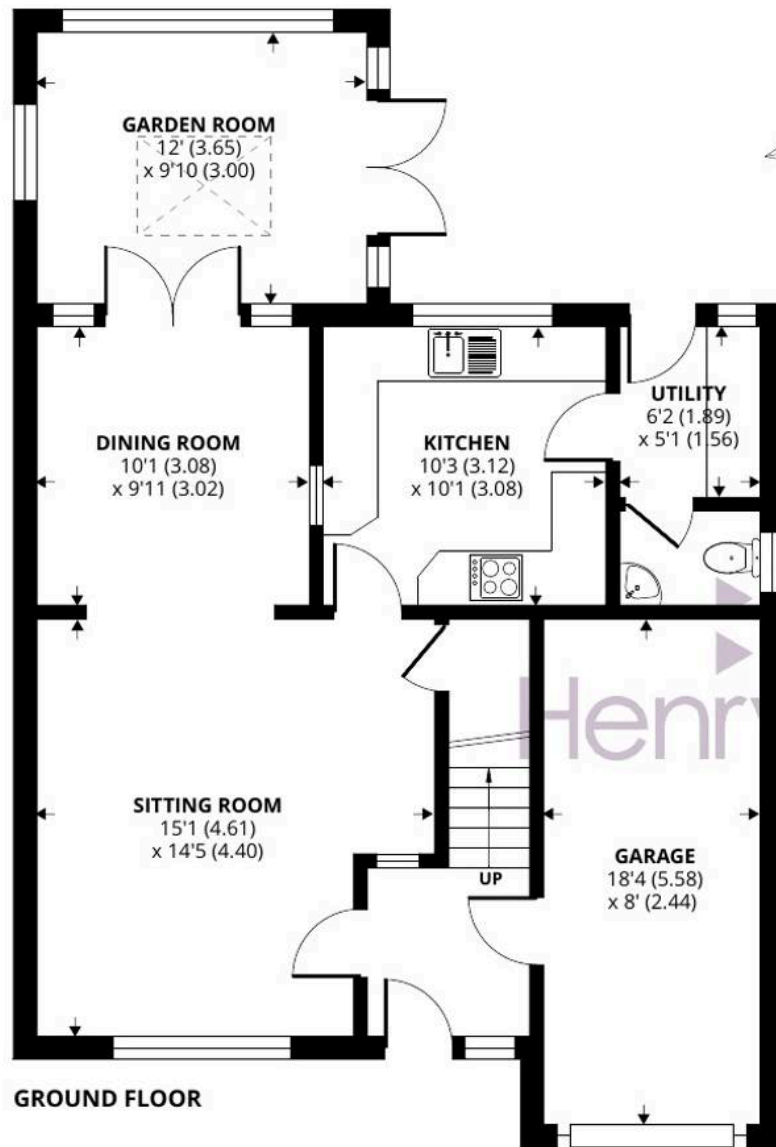












## Caledon Avenue, Felpham, Bognor Regis

Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1178885



From the entrance hall, ascend the staircase to discover the family bathroom which is big enough to feature a separate walk-in shower cubicle along with four well-appointed bedrooms. The principal bedroom boasts a spacious layout and ample natural light, creating a peaceful retreat at the end of a long day. The additional bedrooms provide versatility for a growing family, home office, or guest accommodation, catering to a range of lifestyle needs.

The rear garden is mainly laid to lawn with two large areas of patio as well as established borders and hedges. There are doors from the utility room and garden room, as well as a side gate to the front driveway.

Completing this impressive property is a driveway and garage, providing ample parking and storage options for vehicles and outdoor equipment. With the added convenience of being situated in a popular residential area, close to local amenities, schools, and transport links, this home offers the perfect blend of tranquillity and accessibility.

Caledon Avenue is situated between the village centres of Felpham and Middleton-on-Sea and not far from the local beaches. Both villages offer a number of local facilities and amenities including but not limited to a post offices, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

What3Words [///gates.apple.cans](https://www.what3words.com/gates.apple.cans)

Council Tax band: E and Tenure: Freehold

EPC Energy Efficiency Rating: D







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