



51 Downview Road

Felpham | Bognor Regis | West Sussex | PO22 8HH

Guide Price £775,000
FREEHOLD

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Features

- **Superbly Appointed Detached 1930's Family Home**
- **Popular Residential Location Close To The Golf Course**
- **4 Bedrooms**
- **125' x 51' Westerly Rear Garden**
- **1,879 Sq Ft / 174.6 Sq M approx. (including outbuildings)**

Conveniently positioned close to the Golf Course, along with Primary and Secondary Schools, this superbly appointed detached 1930's family home has been sympathetically and tastefully improved by the current owners throughout their lengthy ownership and is offered for sale in an excellent decorative condition.

The accommodation in brief comprises: a welcoming central entrance hall, ground floor cloakroom/wc, sitting room, full width open plan kitchen/dining room measuring 34' 5" overall, double glazed pitched roof conservatory, separate playroom/hobbies room, first floor landing, 4 bedrooms, generous family bathroom with bath and shower enclosure and a separate first floor wc.

The property also offers double glazing, a gas heating system via radiators and modern boiler with water cylinder, extensive on-site parking for several vehicles including a motor home/caravan/boat etc, a garage/store with adjoining salon in-turn with an adjoining office/workroom and a delightful 125' x 51' fully enclosed Westerly rear garden with cabin, summer house and timber store.

A feature storm porch with courtesy lighting protects the recessed front door with flank natural light double glazed panels, which opens into a welcoming central entrance hall with a carpeted staircase to the first floor with under-stair storage cupboard housing the meters and updated electric consumer unit. Glazed casement doors lead into the sitting room and kitchen, while further doors lead to the playroom/hobbies room and ground floor cloakroom with a close coupled w.c, wall mounted wash basin and an obscure double glazed window to the side.

The kitchen boasts a comprehensive range of modern fitted units and work surfaces incorporating a breakfast bar and feature skirting lighting, along with two double glazed windows to the rear enjoying a pleasant outlook into the Westerly rear garden and a double glazed door to the rear in the utility end of the kitchen, which has an integrated washing machine and space for a dryer. In addition, there is a 'Range' style cooker with filter hood over, an integrated full size dishwasher, integrated fridge/freezer, wine cooler and cupboard concealing the wall mounted modern gas boiler. The kitchen is open plan to the dining area which provides access into the sitting room via a pair of glazed casement style doors and to the rear, double glazed sliding doors lead through into the generous pitched roof double glazed conservatory, which in-turn provides access into the rear garden via double glazed sliding doors.

The sitting has a double glazed window to the front, two high level double glazed windows to the side, decorative ceiling beams, a feature fire surround with recessed open fire, picture rail surround and glazed door into the hallway. There is also a playroom/hobbies room with a double glazed window to the front and high level double glazed window to the side.

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The first floor offers an impressive light and airy landing with a double glazed window to the front, decorative ceiling beams, picture rail surround, access hatch to the extensive loft space and large built-in airing cupboard. Doors lead from the landing to the four bedrooms, family bathroom and separate wc which has a double glazed window to the side.

Bedrooms 1 and 2 are both good size double rooms with fitted wardrobes. Bedroom 1 is positioned at the rear, while bedroom 2 is a dual aspect room positioned at the front. Bedroom 3 is currently utilised as a craft room with double glazed windows to the front and side, while Bedroom 4 enjoys a pleasant outlook over the rear garden.

The family bathroom is also of a good size, with a white suite of panelled corner bath, glazed oversize shower enclosure with dual shower, shaped wash basin with storage under, tiled splash backs, tiled flooring and ladder style heated towel rail.

Externally, there is a large block paved frontage providing on-site parking for several vehicles, along with a garage/store measuring 9' 10" x 9' with an up and over door at the front. A gate between the garage and property leads to a pathway to the rear. Adjoining the garage to the rear is an insulated salon measuring 9' 5 x 9' with a double glazed door and window to the side, along with power, lighting and wash basin. Adjoining the salon is a further home office/versatile room measuring 9' 9" x 7' 11" with door and window at the rear.

The Westerly rear garden measures 125' x 51' with a large paved sun terrace immediately behind the property with decked entertaining area. The main garden is predominantly laid to lawn with established shrubs and bushes, a timber summer house, raised decked area at the rear housing a cabin with power and light and an additional timber storage shed.

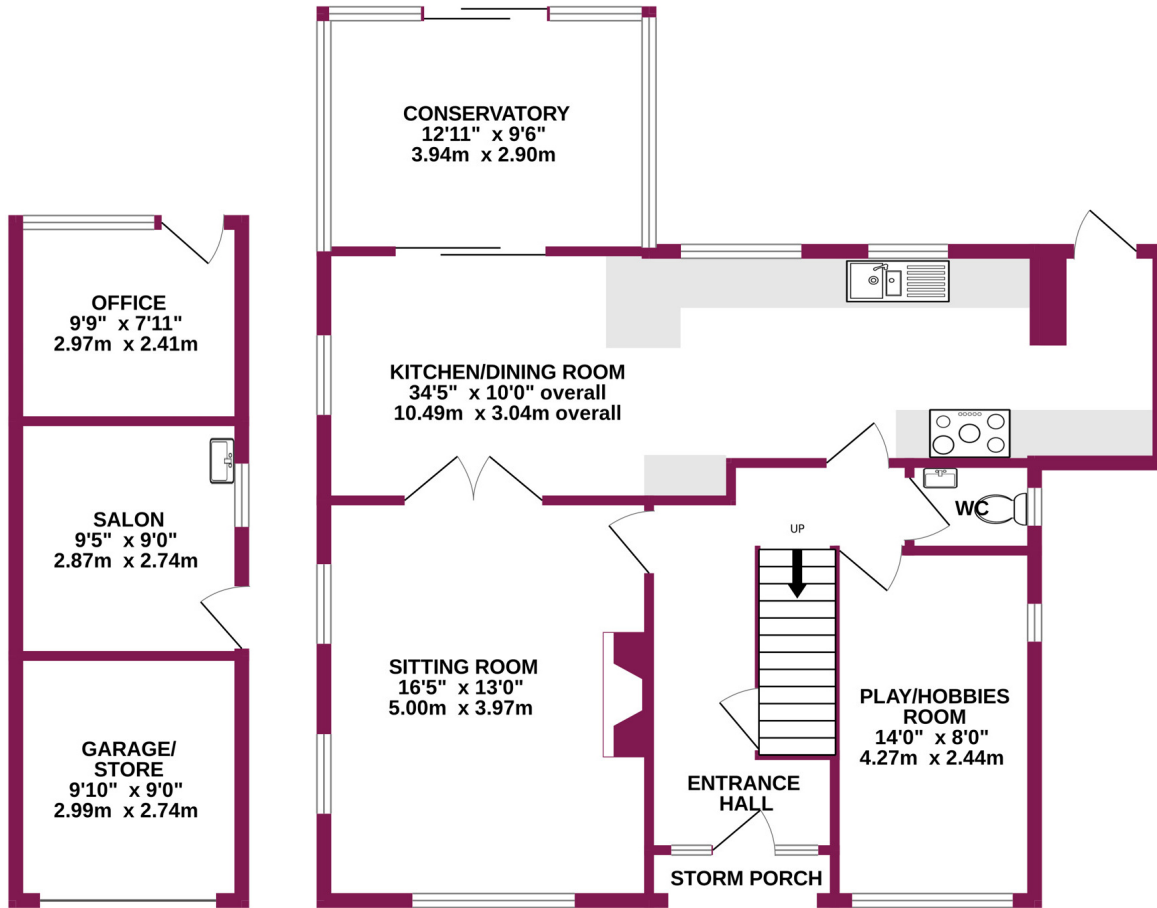


To arrange a viewing contact 01243 267026

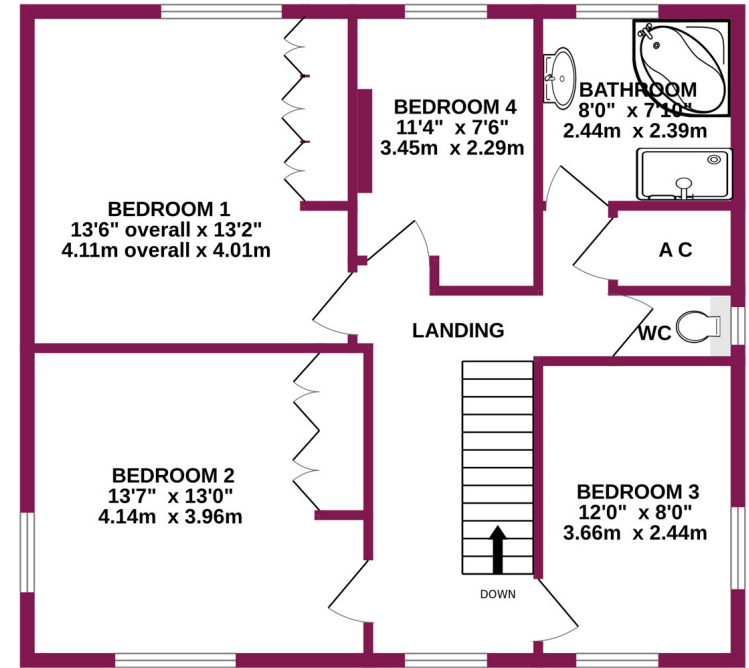


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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