



19 First Avenue, Felpham

Guide Price £679,950

 **Henry Adams**  
estate agents

# 19 First Avenue

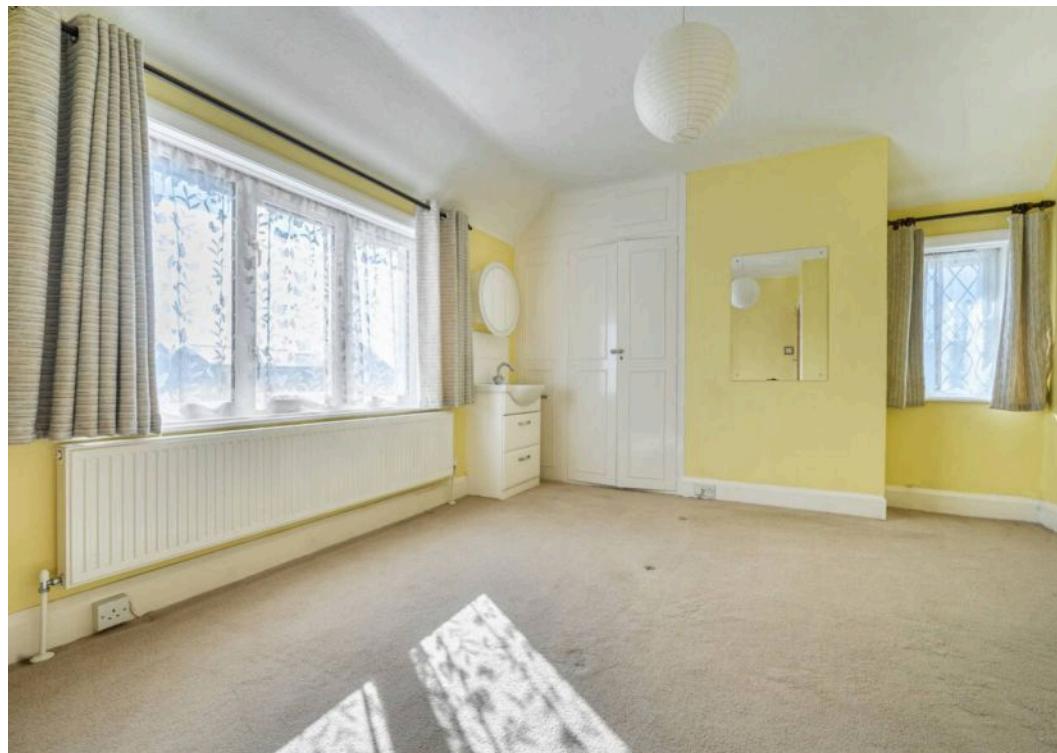
- Detached Family Home
- 1,946 Sq Ft of Accommodation
- Private Summerley Estate
- Within 300 ft of the Promenade
- No Forward Chain
- 3 Double Bedrooms
- 4 Reception Rooms
- 2 Bath/Shower Rooms
- Attractive Garden
- Garage & Driveway

Located within the prestigious Private Summerley Estate and just 300 ft from the promenade and beach, this detached family home is offered for sale with the advantage of no onward chain. Now offering some potential for modernisation with ample space to extend if desired, this property would suit a range of buyers from upsizers, downsizers or those looking for a coastal weekend retreat.

The accommodation measures 1,946 sq ft and briefly comprises three double bedrooms on the first floor, along with the family bathroom. The ground floor features a spacious sitting room, dining room, kitchen-breakfast room along with two separate conservatories. A ground floor WC completes the accommodation.

The attractive rear garden measures some 70 ft in length and enjoys an easterly aspect. With nothing directly to the south side of the garden, it is sure to get plenty of light. The garden is mainly laid to lawn with established borders and two timber sheds.







## First Avenue, Felpham, Bognor Regis

Approximate Area = 1803 sq ft / 167.5 sq m (excludes void)

Garage = 143 sq ft / 13.2 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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Conveniently located within easy reach of the beach, residents of this property can enjoy easy access to the waterfront, perfect for leisurely strolls or picnics by the sea. The property also includes a garage and driveway, ensuring ample space for parking and storage for vehicles and outdoor equipment.

First Avenue is located within the highly desirable Summerley Estate, a private estate adjoining the beach and within easy reach of the Felpham village facilities. Here a range of local facilities and independent shops including a post office will be found whilst the golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words///voting.case.verbs

Private Estate Charge: We understand the estate charge is currently £300 p.a.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.