



**Guide Price**

**£700,000**

**Freehold**

4x  5x  3x 

Downview Road, Felpham, West Sussex

PO22

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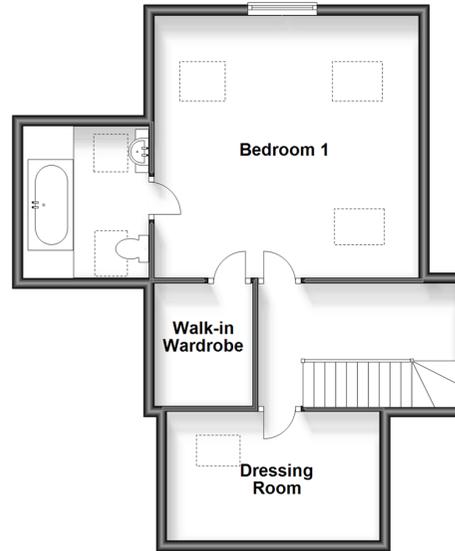
## Ground Floor

Approx. 142.8 sq. metres (1537.0 sq. feet)



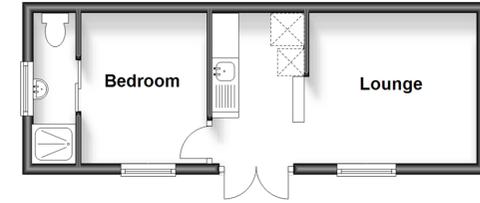
## First Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



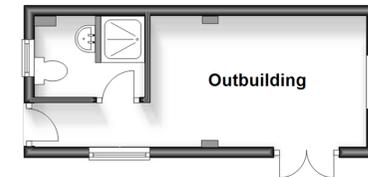
## Annexe

Approx. 22.6 sq. metres (243.5 sq. feet)



## Outbuilding

Approx. 15.1 sq. metres (162.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Lounge: 15'11 into bay x 11'11 (4.85m x 3.63m)

Kitchen: 13'9 x 13'4 (4.19m x 4.07m)

Dining Area: 19'9 x 12'1 (6.02m x 3.69m)

Utility Room: 8'5 x 6'0 (2.57m x 1.83m)

Store Room: 15'0 x 8'5 (4.58m x 2.57m)

Sitting Room: 16'6 into bay x 11'11 (5.03m x 3.63m)

Bedroom 2: 13'9 into bay x 11'5 (4.19m x 3.48m)

En-Suite Shower Room

Study: 10'3 x 6'9 (3.13m x 2.06m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 18'0 x 16'5 (5.49m x 5.01m)

En-Suite Bathroom

Walk-In Wardrobe

Dressing Room: 16'0 x 9'10 (4.88m x 3.00m)

### OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden

### DETACHED ANNEX

Lounge: 16'0 x 9'3 (4.88m x 2.82m)

Kitchenette

Bedroom: 9'3 x 7'7 (2.82m x 2.31m)

En-Suite Shower Room

### OUTBUILDING

Outbuilding: 20'7 x 7'11 (6.28m x 2.41m)

Shower Room



## Main features

- Character features including parquet flooring
- Fantastic sought after residential road
- Vaulted ceiling dining area
- Detached annex at the rear of the stunning rear garden
- Annexe space perfect for a relative or children's own space

## Nearest Schools

Primary Schools: Downview Primary 0.1 miles, Bishop Tufnell CofE Junior School, Felpham 0.7 miles, South Bersted CofE Primary 1.0 miles. Secondary Schools: Felpham Community College 0.3 miles, The Regis 1.7 miles, St Philip Howard Catholic High School 2.5 miles.

## Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 2.4 miles, Ford 3.9 miles

## Address

Downview Road, Felpham, West Sussex PO22

## Directions

For directions to this property please contact us.



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Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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