



Rowsley, Southview Road, Felpham, West Sussex, PO22 7JA

Bell & Blake
Estate Agents
FOR SALE
01243 859366
www.bellandblake.co.uk

This substantial detached 1920's house is under 200 metres from the seafront & promenade! The property is situated in a favourable position between The Summerley Estate & Felpham Beach Estate. There is a post office & local shop just past the end of the road and the Felpham village centre just a short walk away. The house offers spacious versatile accommodation, the high ceilings help the property to feel more 'light, bright & airy'. There are 4 bedrooms to the first floor, master with large ensuite and family bathroom. The ground floor has a further 5th bedroom/study & a down-stairs shower room. The ground floor also boasts a kitchen diner, formal dining room and living room with open fireplace. Outside there is a driveway for approx. 3 cars, a detached garage and a beautifully landscaped rear garden with palm trees and a good level of seclusion.

£560,000

Accommodation

Storm Porch

Covered Storm Porch, opening to front path and door to Entrance Hall.

Entrance Hall

Double glazed window and door to front aspect, 2 x under-stairs cupboards and radiator.

Kitchen Diner 17' 11" x 11' 11" (5.46m x 3.63m)

Dual aspect with double glazed window to the side and double glazed windows and French doors to rear. Wall and base level kitchen units, one bowl sink with drainer, space for range cooker, integrated slim-line dishwasher, fridge & freezer, space for washing machine and tumble dryer and space for dining table.

Living Room 15' 7" x 10' 7" (4.75m x 3.22m)

Double glazed window to front aspect, door from Entrance Hall, open fireplace, radiator and opening to Dining Room.

Dining Room 17' 6" x 9' 5" (5.33m x 2.87m)

Double glazed windows & French doors to rear, radiator, door from kitchen and opening from Living Room.

Ground Floor Bedroom 5/Study 11' 11" x 9' 11" (3.63m x 3.02m)

Dual aspect with double glazed windows to the front and side, radiator and built in shelves.

Ground Floor Shower Room

Shower cubicle, close coupled WC, wash hand basin & extractor fan.

First Floor Landing

Stairs from Entrance Hall, double glazed window to front aspect and doors to first floor principle rooms

Bedroom One 15' 9" x 10' 11" (4.80m x 3.32m)

Double glazed window to front aspect, walk in wardrobe, further fitted wardrobe, radiator and door to Ensuite.

Ensuite 11' 5" x 9' 4" (3.48m x 2.84m)

Large Ensuite with double glazed window to rear aspect, bath, separate walk-in shower, close coupled WC, wash hand basin with vanity unit, extractor fan, 2 x chrome towel radiators and shaver point.

Bedroom Two 12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to front aspect, double wardrobe and radiator.

Bedroom Three 12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to rear aspect, double wardrobe and radiator.

Bedroom Four 12' 4" x 7' 9" (3.76m x 2.36m)

Double glazed window to side, double built-in wardrobe and radiator.

Bathroom

Double glazed window to rear aspect, bath with shower over, wash hand basin with vanity unit, close coupled WC, chrome towel radiator and shaver point.

Front Garden & Driveway

Walled boundary to the front, path to front door, driveway to the side leading to garage providing parking for approx. 3 cars. Side access to rear garden.

Rear Garden

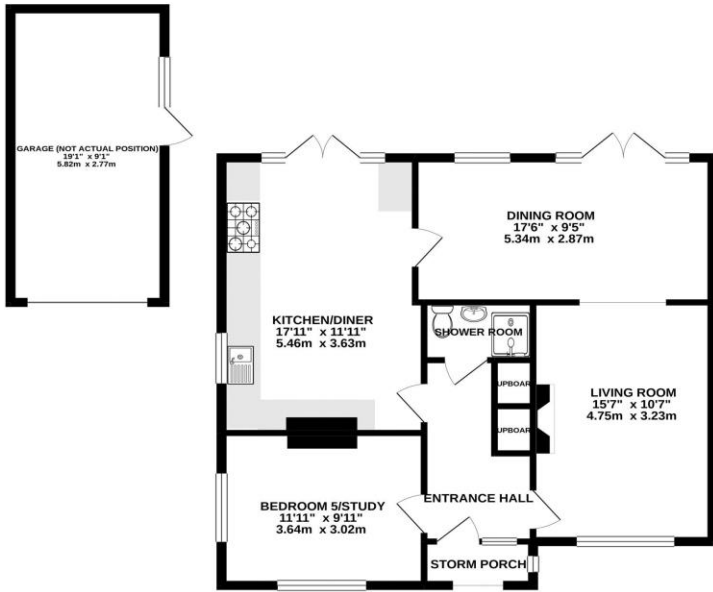
Beautifully landscaped, offering a good level of seclusion, mainly laid to lawn, with patio and shingle areas, palm trees and various shrubs and planting. Side access via both sides of the property and side door to Garage.

Detached Garage 19' 1" x 9' 1" (5.81m x 2.77m)

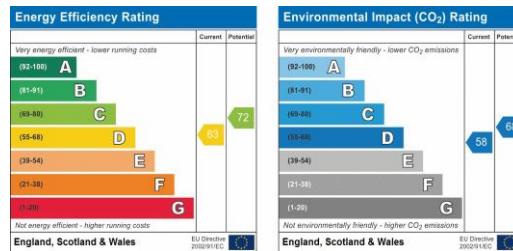
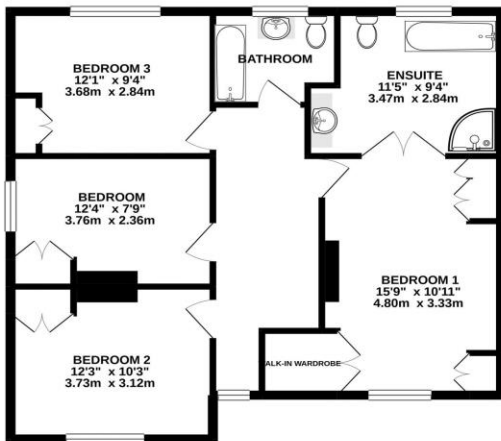
Up & Over door to front, double glazed window and door to garden, power and light inside & outside power socket.

Floorplan

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

TOTAL FLOOR AREA : 1683 sq.ft. (156.3 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.
Made with Metropix ©2020



Bell & Blake
SALES & LETTINGS

