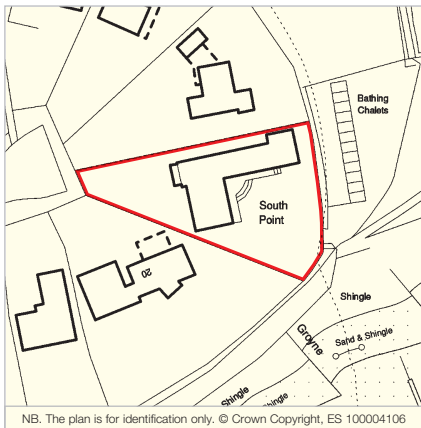


Felpham 'South Point', 19 Sea Drive, Nr Bognor Regis, West Sussex PO22 7NE

- **A Freehold Detached House** extending to Approximately 465 sq m (5,004 sq ft)
- Panoramic Sea Views
- Direct Beach Access
- Swimming Pool and Double Garage
- Occupying a Site extending to Approximately 0.254 Acres (0.103 Hectares)
- Potential for Reconfiguration and/or Demolition of Existing to provide an Extensive Seaside Single Dwelling, subject to obtaining all necessary consents

Vacant Possession



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 12.15 – 1.15 p.m. (Ref: MW).

Joint Auctioneer

Personal Property Limited
(Ref: Alistair McPherson).
Tel: 01843 880051.

Seller's Solicitor

Messrs Marsden Duncan (Ref: KM).
Tel: (01843) 295741.
Email: kgm@marsdenduncan.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is situated at the eastern point of Sea Drive, to the east of its junction with Burley Road. Each end of Sea Drive is a cul-de-sac and forms part of the 'Summerley Private Estate'. The local village amenities of Felpham are readily accessible with the further and more extensive shopping facilities of Chichester town centre being available to the north-east. Further shopping facilities are available along the coast with Brighton being to the east and Portsmouth to the west. The nearby A259 coastal road provides access to the A27 dual carriageway. Bognor Regis Rail Station is within close proximity to the west.

Description

The property comprises a detached sea front house occupying a site area extending to approximately 0.254 acres (0.103 hectares). The property is arranged over ground and first floors (boarded attic) beneath a pitched roof. The property benefits from an integral double garage with parking to the front, laid to lawn rear garden, swimming pool (heated), patio area and direct beach access from the garden.

Accommodation

Ground Floor – Entrance Hall, Reception Room through to Further Room, Dining Room with Utility Room off through to Kitchen and Breakfast Room, Separate WC and wash basin, Further WC and Former Shower Room

First Floor – Master Bedroom with En-Suite Bathroom with shower cubicle, double sinks, bidet and WC, Further Bedroom with En-Suite Shower Room, WC and wash basin (external staircase leading to garden), Two Bedrooms (each with wash basin), Three Further Bedrooms, Observation Veranda with panoramic sea views (accessed from master bedroom and two bedrooms to the west of the house)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

