



40 Leverton Avenue

40 Leverton Avenue nr Middleton on Sea
Felpham, Bognor Regis, West Sussex PO22 7RA

Michael
Cornish
PROPERTY SALES & ACQUISITIONS





40 Leverton Avenue

Felpham, Bognor Regis, West Sussex

A stunning and superbly appointed detached house with bright and spacious accommodation, in all about 2,197sq ft comprising: 4 double bedrooms, 2 bathrooms (1 en-suite), stunning kitchen/dining/family room, gym/office and a large double aspect sitting room, with ample parking for four vehicle, located with easy reach of the beach.



THE PROPERTY

Stunning Detached House

- 4 Double Bedrooms
- 2 Bathrooms (1 en-suite)
- Dressing room
- Entrance Lobby
- Large double aspect Sitting room
- Outstanding Kitchen/Dining room/Family room
- Cloakroom/wc
- Gym/Office/former garage

OUTSIDE

- Large driveway with ample parking area for a about 4 vehicles
- Landscaped private rear garden, timber garden shed and store
- Wonderful southerly rear aspect

Within easy reach to the beach

THE PROPERTY

40 Leverton Avenue is a superbly presented and stylish detached house set on a good size plot with a south facing rear aspect. The property has a welcoming covered porch leading to an entrance lobby and an impressive large double aspect sitting room. A door leads to a cloakroom/wc and into the stunning kitchen with an excellent range of units with worktops, integrated ovens, hob and appliances, open plan to the large family/dining room with two sets of patio doors leading out to the extensive rear patio and south facing garden. From the family room doors open into the gym/office former garage. Stairs rise to up to the landing with doors leading to four double bedrooms with a family bathroom and a special feature of the property is the principal bedroom with a range of built in wardrobes, impressive large bathroom with bath, wc, wash hand basin and shower cubicle and a superb dressing room.

**Beautifully appointed detached house
within easy reach of the beach**

























FELPHAM & MIDDLETON ON SEA

The village of Felpham offers further schools, a sports centre with swimming pool, Bognor Regis golf club and further shops and there is a popular stylish Italian Restaurant Fino at Felpham close to Middleton on Sea. There are sailing clubs at Felpham and Bognor Regis. The nearby village of Middleton-on-Sea, which offers a wide range of amenities, including a primary school, 2 doctors' surgeries, pharmacy, post office and a variety of independent shops, including butchers, fish & chips shop, wine merchants, One Stop general store, News agent shop, Restaurant and public house, and the private members Middleton Sports Club with facilities including: Tennis, Squash & Racketball, Cricket, Bowls, Hockey, Gym & Classes, Events, Restaurant/Bar, which is situated at the entrance to the private estate. The cathedral city of Chichester is about 9 miles to the north west and has a comprehensive range of shopping and leisure facilities, including cinemas, sports centres with swimming pools, a tennis & squash club and a fine selection of restaurants, including The Ivy, wine bars and bistros. There is a regular bus service linking Felpham and Middleton-on-Sea to Bognor Regis and Barnham, Arundel and Chichester, all of which provide main-line stations and rail services along the south coast and to Gatwick Airport and London Victoria.

CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

GARDENS & GROUNDS

40 Leverton Avenue is set well within its plot and approached an extensive driveway flanked by a neat lawn and hedging with plenty of parking space for four vehicles, former garage. An further outstanding feature of this property is the neatly kept gardens and grounds and in particular the private rear garden, which has a superb large patio area and level lawn beyond with a timber garden shed and store bordered by delightful trees and shrubs providing a high degree of privacy has a fantastic southerly aspect.

Within an easy walk to the beach





40 Leverton Avenue, Felpham, PO22 7RA

Approximate Gross Internal Area = 204.1 sq m / 2197 sq ft

Outbuilding = 16.7 sq m / 179 sq ft

Total = 220.8 sq m / 2376 sq ft



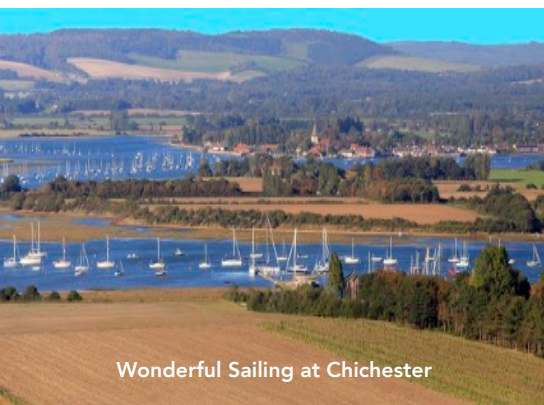
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



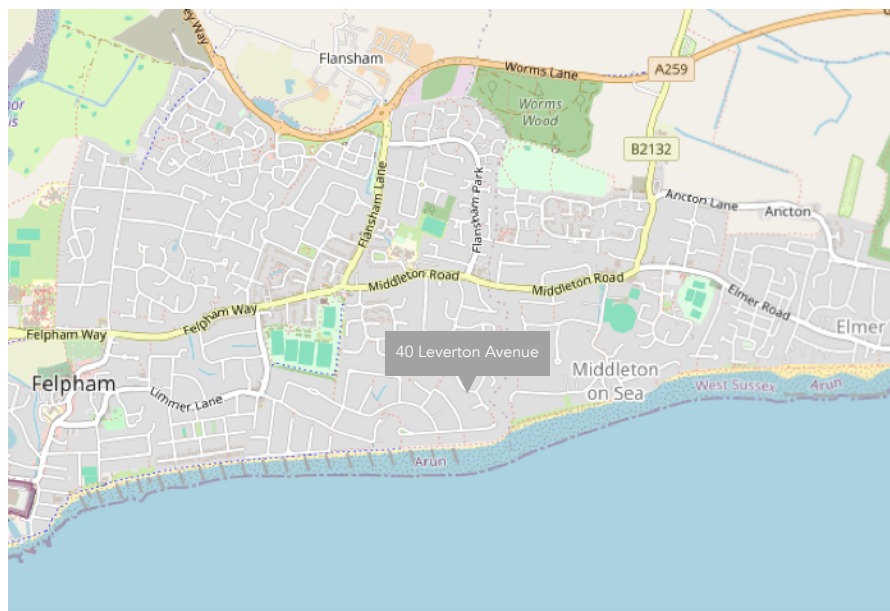
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



COMMUNICATION TRAVEL LINKS

Felpham is about 4.4 miles to Barnham rail station with fastest links to Portsmouth (40 mins) and London/Victoria (98 mins) and about 10 miles to Chichester mainline rail station with fastest links to London/Waterloo via Havant (98 mins). From Chichester the A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76 miles) and airports at Heathrow (72 miles) or alternatively Gatwick via A27/A24 (48 miles). Southampton International airport (38 miles) and Portsmouth (20 miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: E Year 2026/27 £2,973.19 **EPC Rating:** tbc

Tenure: Freehold

LOCAL AUTHORITY: Arun District Council: 01903 737500

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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