



1 Ranworth Close, Felpham

Guide Price £400,000



1 Ranworth Close

Two bedroom detached bungalow on a spacious plot situated in a cul-de-sac.

- Detached Bungalow
- Deceivingly Generous Plot
- Tucked Away Cul-De-Sac
- 1,369 Sq Ft Accommodation
- Conservatory
- Two Double Bedrooms
- Driveway
- Garage
- Private South Facing Garden

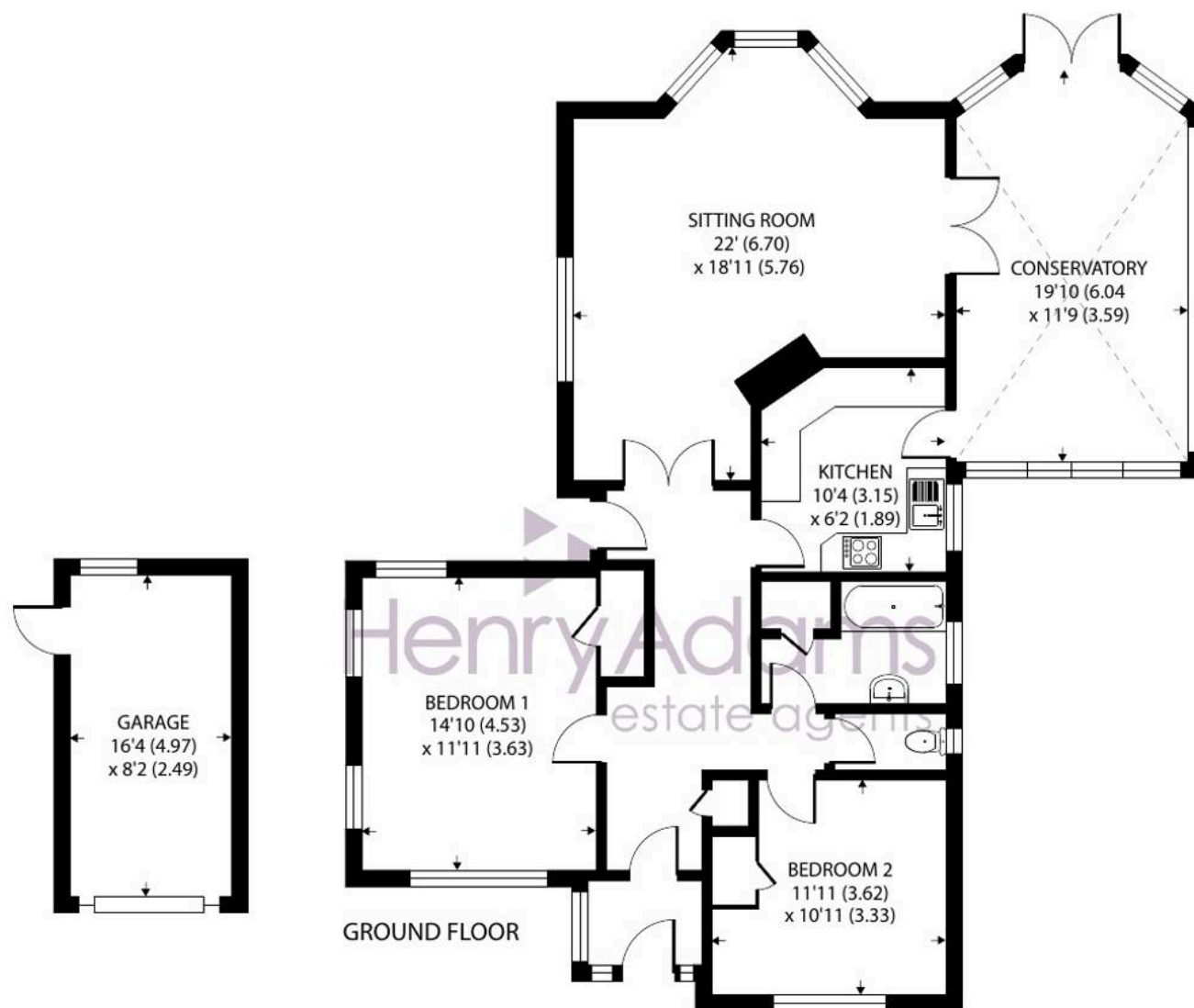
This detached bungalow boasts two double bedrooms and offers generous accommodation while residing on a surprisingly spacious plot at the end of a cul-de-sac. There is plenty of scope to extend subject to all the usual consents.

Upon entering, a welcoming entrance hall leads you to the spacious sitting room overlooking the rear garden. Additionally, a sizeable conservatory provides extra space to relax and enjoy views of the garden. The kitchen can be accessed from the hall or the conservatory and is equipped with a range of units with space for a number of appliances. Continuing along the hall, there are two good-sized double bedrooms and a bathroom with a separate WC.

Externally, a driveway offers parking for several vehicles and leads to the garage. The expansive rear garden of this property is a notable highlight, as it faces south/east and is surrounded by mature hedges offering a high degree of privacy and is mostly lawn. There is also a paved patio and a timber shed for storage purposes.







Ranworth Close, Bognor Regis

Approximate Area = 1236 sq ft / 114.8 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 1369 sq ft / 127.1 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1306623

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words ///master.fact.assure

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.