



4 Alfriston Close, Felpham

Guide Price £389,950

 Henry Adams
estate agents

4 Alfriston Close

- Detached House
- 1,089 Sq Ft in Total
- 24 Ft Sitting-Dining Room
- 3 Bedrooms all with Storage
- Good Sized Garden
- Off-Road Parking
- Attached Garage
- Quiet Cul-De-Sac Location
- Close to Bus Route & Schools

This detached house provides 953 sq ft of light and spacious living accommodation, has been well maintained by the current owner and now offers some scope for modernisation if desired.

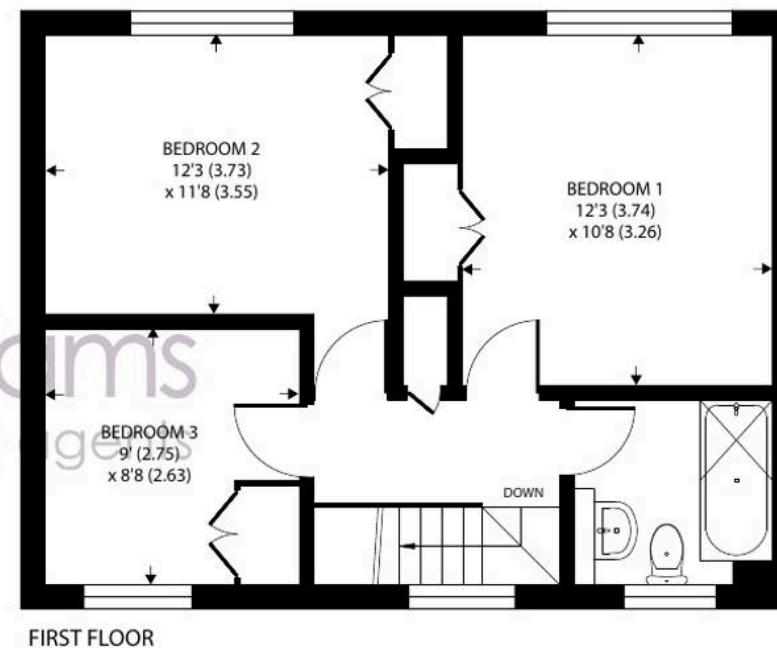
Upon entering, you are greeted by a spacious entrance hall with cloakroom/WC and double doors opening into the welcoming 24ft reception room. This well proportioned room has plenty of room for sitting and dining areas, with a sliding door leading out to the rear garden. The kitchen is positioned at the front of the property and has a side door onto the driveway.

Stairs rise to the first floor landing where the family bathroom, airing cupboard and all three bedrooms will be found. Each bedroom benefits from having its own built-in wardrobes.

Outside, the driveway provides ample off-road parking and leads to the attached single garage with power, lighting and electric up and over door.







Alfriston Close, Felpham, Bognor Regis

Approximate Area = 953 sq ft / 88.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1089 sq ft / 101.1 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: 1332434

The rear garden is a notable feature of the property and provides ample space for extending the house if desired without compromising the outside space. The garden is mainly laid to lawn with an area of patio and borders. There is also a door from the garden into the garage.

The property is double glazed and benefits from having a new gas central heating boiler installed in early 2025.

Alfriston Close is located to the north-east of the pretty village of Felpham and within easy reach of local schools, bus routes and access to the A259. Felpham itself 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 ///maybe.most.split

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.