



11 Sarisbury Close, Felpham

Guide Price £499,950

 **Henry Adams**
estate agents



11 Sarisbury Close

- Detached Family Home
- Immaculately Presented Throughout
- Residential Cul-de-sac Location
- 4 Bedrooms, 2 Bath/Shower Rooms
- Modern Kitchen/Dining Room
- Spacious Conservatory
- Detached Garage & Large Summerhouse
- Generous Rear Garden
- Ample Off-Road Parking

Tucked away in a peaceful residential cul-de-sac, this immaculately presented four bedroom detached family home offers an exceptional blend of style, comfort, and versatility, making it the perfect choice for those seeking both space and sophistication and all within reach of the local shops and schools.

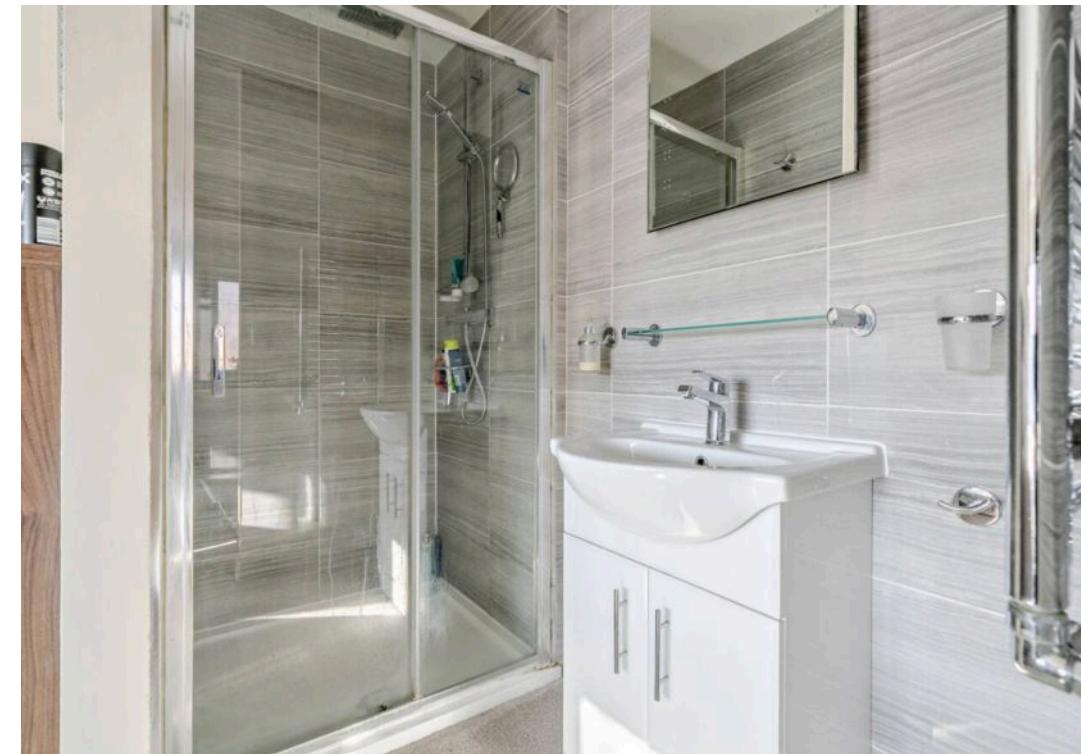
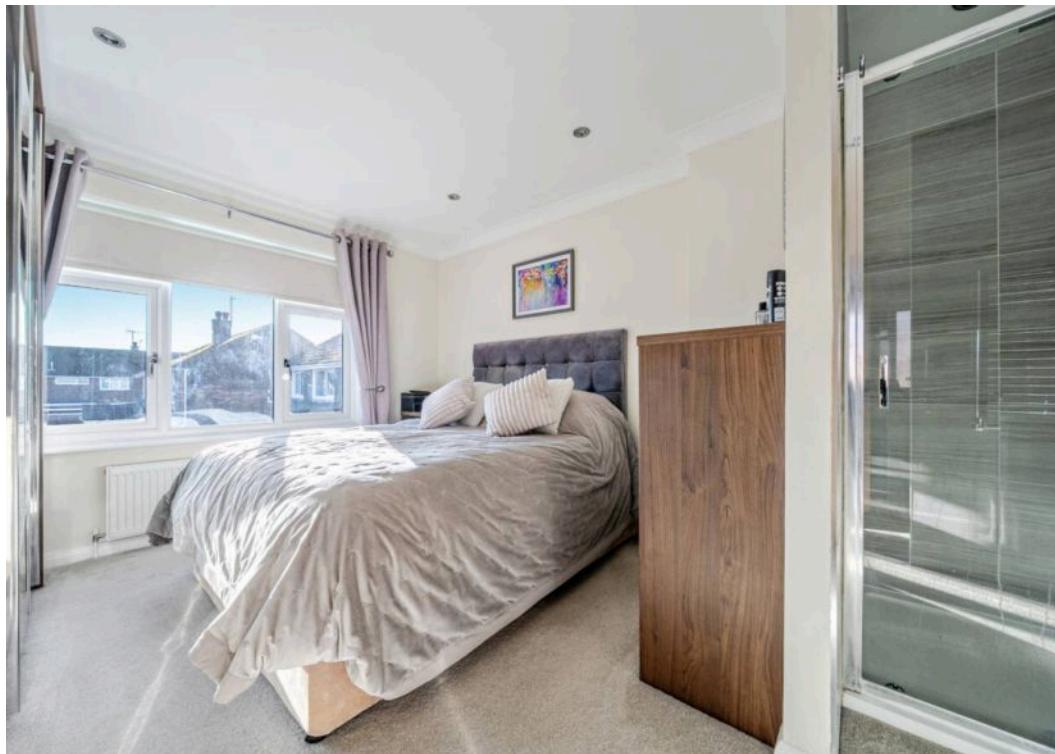
Upon entering, you are welcomed by a bright and airy hallway that sets the tone for the entire property. The ground floor boasts a generously proportioned sitting room, ideal for relaxing evenings or entertaining guests, while the contemporary kitchen/dining room is thoughtfully designed with modern cabinetry, integrated appliances and ample space for family meals or lively dinner parties. Flowing seamlessly from the kitchen is a stunning conservatory, bathed in natural light, offering a tranquil retreat for morning coffee or a cosy spot to unwind with a book whilst overlooking the garden.

Upstairs, four well-appointed bedrooms provide flexible accommodation for families of all sizes, with the principal bedroom benefiting from built-in wardrobes and a sleek en-suite shower room.

Cont









Sarisbury Close, Felpham, Bognor Regis

Approximate Area = 1394 sq ft / 129.5 sq m (excludes garage)

Outbuilding = 199 sq ft / 18.4 sq m

Total = 1593 sq ft / 147.9 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). © nchecom 2026.
Produced for Henry Adams. REF: 1401396

The additional bedrooms are equally inviting, offering plenty of space for children, guests, or a dedicated home office, while the stylish family bathroom features modern fixtures and a relaxing bath.

Practicality has not been overlooked, with ample storage solutions, a detached garage for secure parking or additional storage, and a large summerhouse that can be tailored to suit your needs, whether as a creative studio, home gym, or playroom. The rear garden is of a generous size, mainly laid to lawn with established borders, areas of decking and provides a good level of privacy. The luxurious hot tub is included, whilst inside the property there are a number of appliances which are available as part of the sale.

Sarisbury Close 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 medical centre, 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://oath.public.mild

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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