



Greenock Villa, Clyde Road, Felpham

In Excess of £450,000



Greenock Villa, Clyde Road

Four bedroom semi-detached house offered with no onward chain.

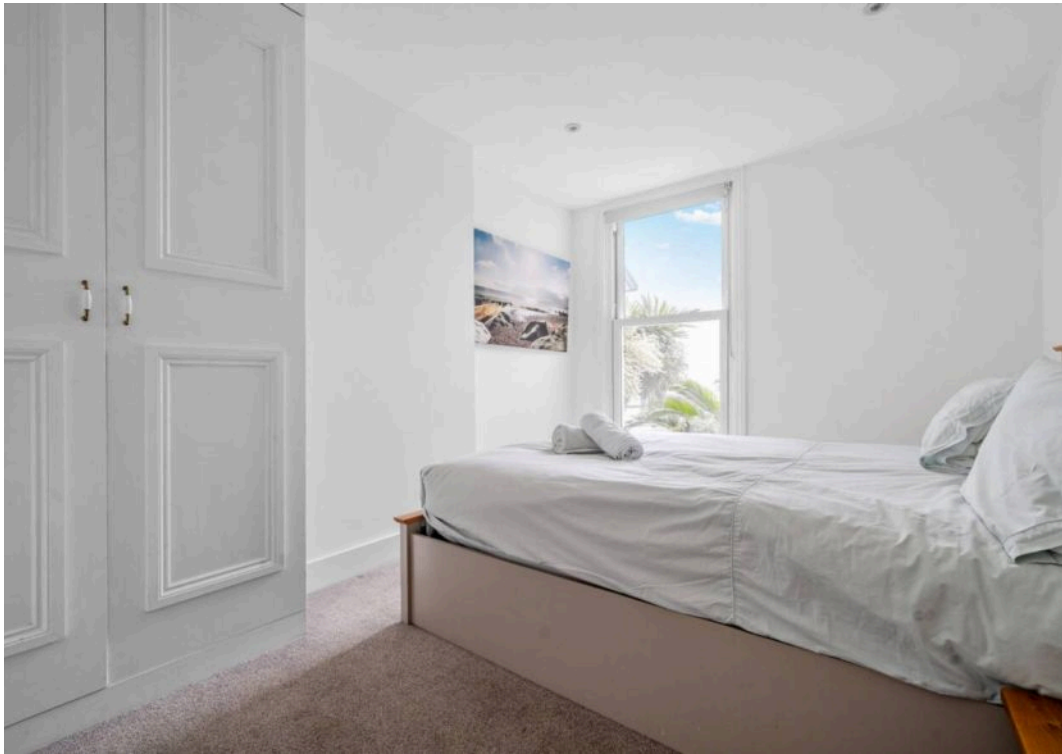
- Semi-Detached House
- 100 ft to the Promenade
- No Onward Chain
- Successful Holiday Let
- 1,240 Sq Ft of Accommodation
- Sitting Room
- Dining Room
- 4 Bedrooms, 2 Bath/Shower Rooms
- South Facing Rear Garden
- Off-Road Parking Space

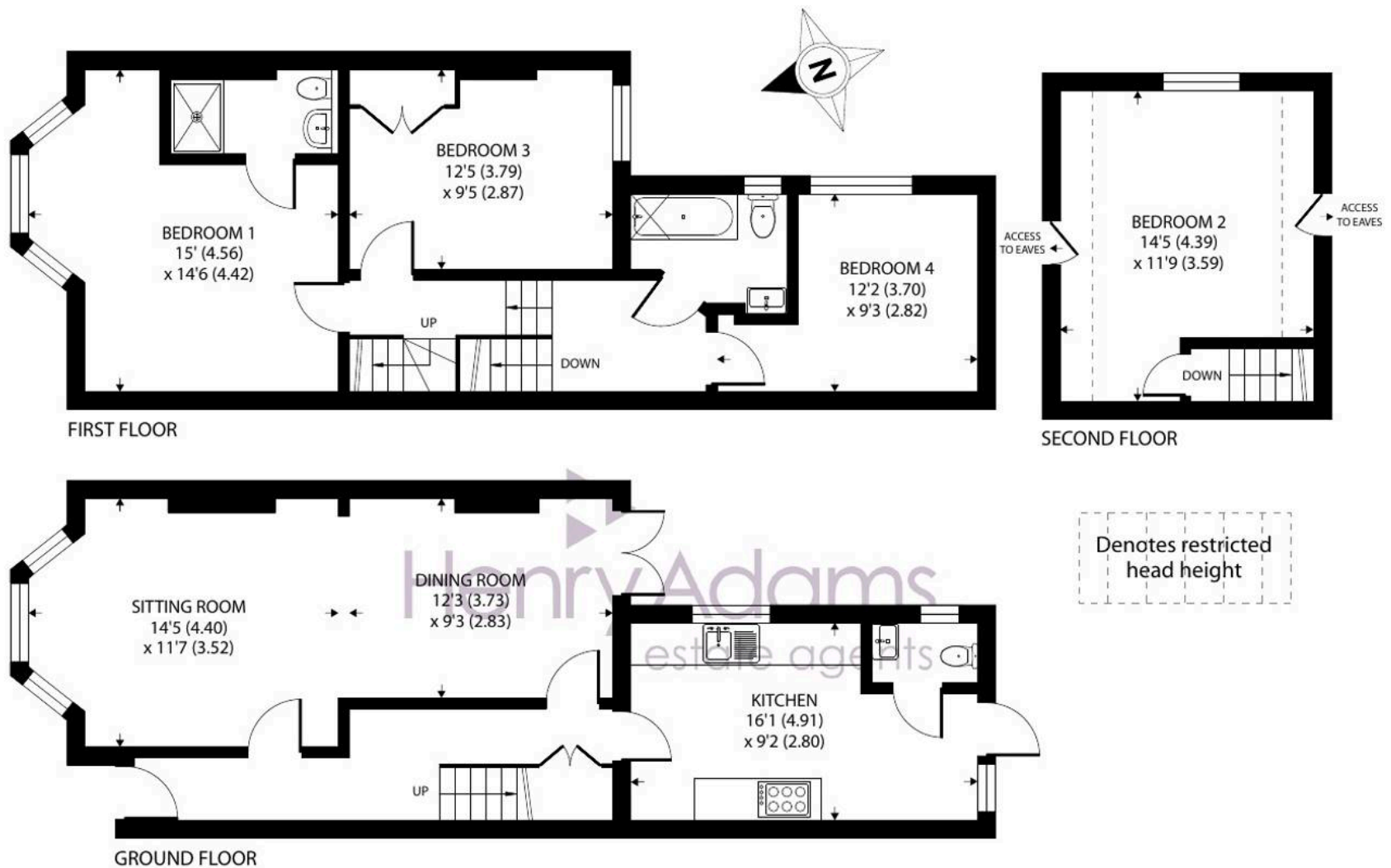
Situated a mere 100 ft from the Promenade and beach, this charming and well presented house offers a rare opportunity to own a slice of coastal paradise. Having been run as a successful holiday let, the property is ideal for those buyers looking for a holiday home which could also be used to generate an additional income if desired. Boasting a generous 1,240 sq ft of accommodation, this property is the epitome of seaside living and is now offered for sale with the advantage of no onward chain.

The ground floor briefly comprises: entrance hall, a spacious sitting room with bay window to the front, and is open plan into the dining room with double doors leading out to the rear garden. Both reception rooms also feature attractive wooden floors, whilst the dining room also has a feature fire surround. The kitchen is to the rear of the property and provide space for a small breakfast table. A door from here also leads into the garden, whilst the cloakroom/WC completes the ground floor.









Clyde Road, Felpham, Bognor Regis

Approximate Area = 1200 sq ft / 111.4 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 1240 sq ft / 115.1 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). © ntechcom 2025. Produced for Henry Adams. REF: 1306670

Stairs from the entrance hall rise to the first floor where the family bathroom and three of the bedrooms will be found, comprising two double bedrooms and a 'bunk room' accommodating up to four people. The principal bedroom is at the front of the property and features a bay window and en-suite shower room. Stairs rise from the first floor landing to the 2nd floor where a further double bedroom will be found.

Outside, the enclosed rear garden enjoys a sunny southerly aspect and is of a low maintenance design being mainly laid to paving with established borders. There is a timber garden shed, and at the side of the property, an off-road parking space for one vehicle.

Clyde Road is located within the pretty coastal village of Felpham and within yards of the promenade. The village offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

What3Words [///debate.guitar.pizza](https://www.what3words.com/debate.guitar.pizza)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.