



Shenton House, 4 Shirley Drive, Felpham

Guide Price £495,000

 **Henry Adams**  
estate agents



# Shenton House, 4 Shirley Drive

- Handsome Detached House
- No Forward Chain
- 1,875 Sq Ft in Total
- 3 Spacious Bedrooms
- Private, South Facing Rear Garden
- Ample Off-Road Parking
- Large Garage
- Quiet Residential Road
- Located Yards from the Golf Club
- Potential for Extending

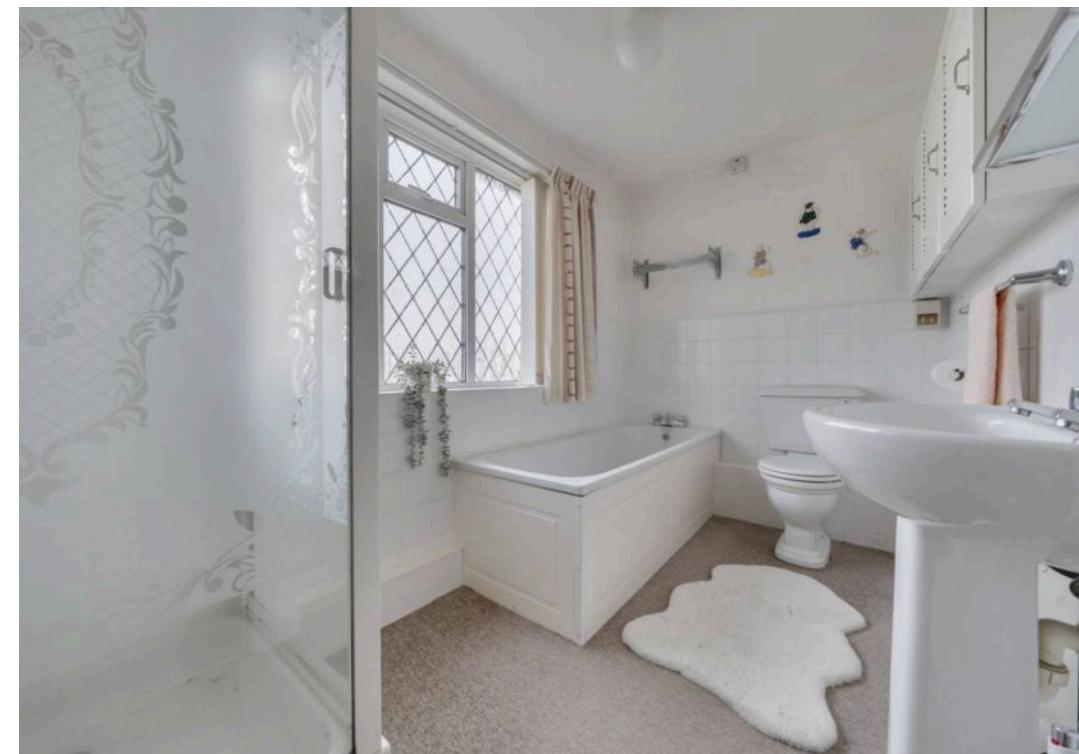
Early viewing is highly recommended of this handsome detached house. The property presents an exceptional opportunity to acquire a spacious and versatile family home, offered to the market with no forward chain. Set on a peaceful residential road just yards from the golf club, the property boasts 1,875 sqft of well-planned accommodation, designed to cater to both comfortable family living and effortless entertaining.

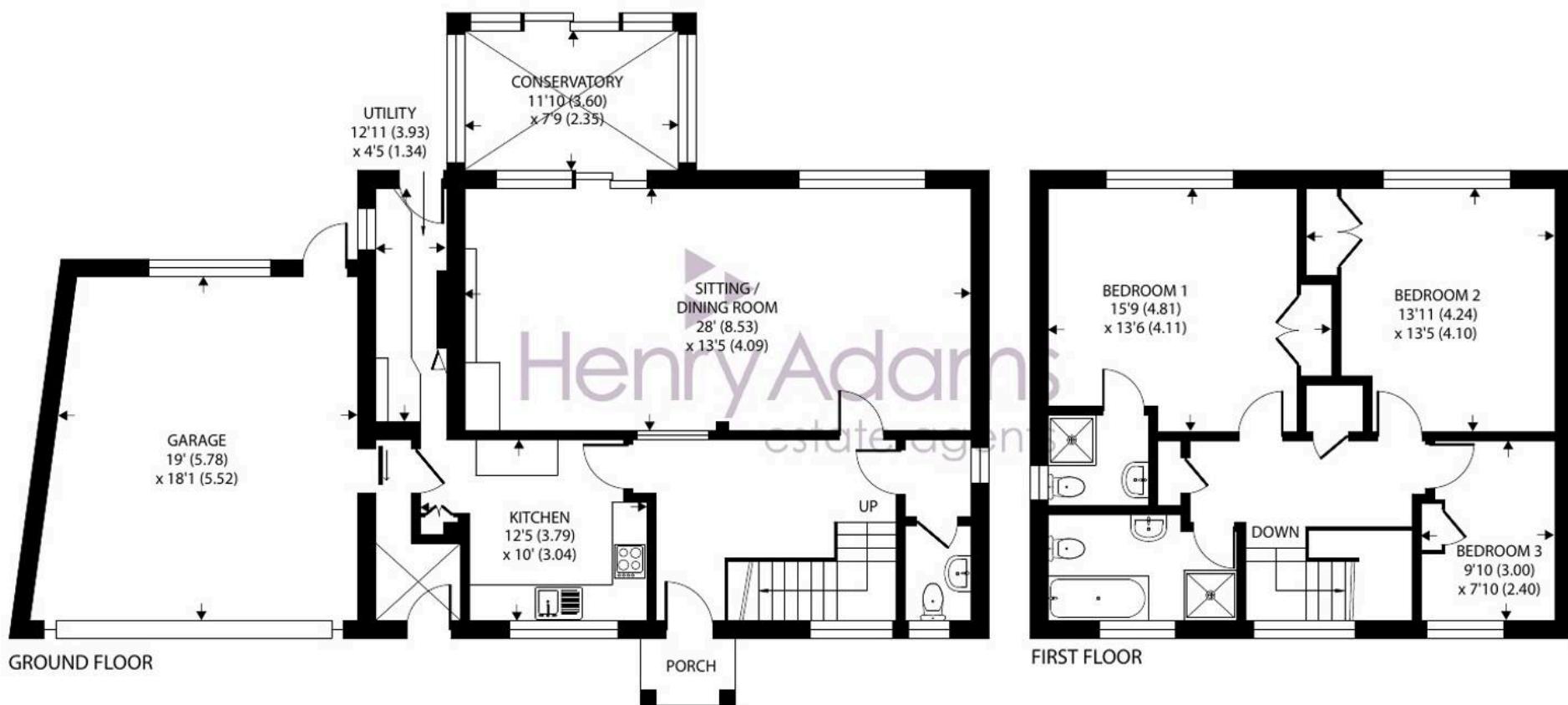
Upon entering, you are welcomed by a bright and inviting entrance hall with cloakroom/WC that leads to a generous sitting-dining room which enjoys a sunny southerly aspect and access to the garden via the conservatory. The kitchen offers ample workspace and storage, making it a joy for keen cooks and busy households alike, while the adjoining side lobby and utility room lead to both the rear garden as well as the attached, generously proportioned garage/workshop.

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## Shirley Drive, Bognor Regis

Approximate Area = 1556 sq ft / 144.5 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 1875 sq ft / 174.1 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). ©nchecom 2026.  
Produced for Henry Adams. REF: 1409747

Stairs from the entrance hall rise to the first floor landing where the family bathroom and all three bedrooms will be found. The primary bedroom has the advantage of an en-suite shower room, bedrooms one and two have views of the rear garden and all three bedrooms have built in wardrobes.

Practical features such as ample off-road parking and a large garage provide convenience and plenty of storage options for a caravan or motorhome. There is outside power in the rear garden whilst the property also offers potential for extension at the rear or side, subject to the usual permissions. The property also benefits from double glazing and gas central heating.

Shenton House is located in Shirley Drive, a quiet residential road just a short distance to the north of the pretty village of Felpham. Felpham 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 ///bottom.held.sticky

Council Tax band: F

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.