



## 3 Flansham Park, Felpham

Guide Price £399,950



## 3 Flansham Park

- Detached Bungalow
- 1,115 Sq Ft Including Garage
- Well Presented Throughout
- 3 Good Sized Bedrooms
- Sitting-Dining Room
- Shower Room & Cloakroom
- Gas Heating & Double Glazing
- Low Maintenance Garden
- Driveway & Garage

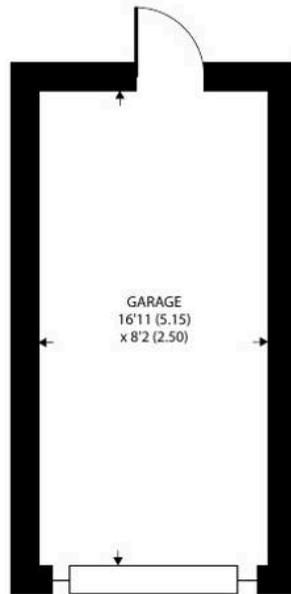
Welcome to this beautifully presented detached bungalow, offering an impressive 1,115 sq ft of well-designed accommodation and garaging.

Step inside via the entrance lobby to discover a spacious and inviting layout that immediately feels like home, with every room thoughtfully arranged to maximise comfort and practicality. The heart of the property is the generous sitting-dining room, a wonderfully bright, south-facing room perfect for relaxing evenings or entertaining family and friends. The kitchen also enjoys a southerly aspect with an outlook to the front of the property, provides ample storage and workspace with integral oven, hob and filter hood. A door from here leads to the useful enclosed passageway and garden beyond.

Each of the three bedrooms is a good size, all offer a view of the rear garden and with bedrooms one & two benefiting from built-in wardrobes. The shower room is complemented by a separate cloakroom for added convenience. Throughout, the bungalow benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment whatever the season. The neutral décor has been recently refreshed with new carpets.







## Flansham Park, Bognor Regis

Approximate Area = 976 sq ft / 90.6 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1115 sq ft / 103.5 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). © natchecom 2026.  
Produced for Henry Adams. REF: 1421430

Flansham Park is located just a short distance to the north east 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 nearby village of Middleton on Sea and 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:///weep.area.cross

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Middleton on Sea

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

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://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.