



11 Hedgeway, Felpham

Guide Price £370,000

11 Hedgeway

- Detached Bungalow
- Popular Location
- Bright Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Well Established Garden
- Driveway and Garage
- No Onward Chain

An excellent opportunity to acquire this well-presented two bedroom bungalow, situated in a sought-after and convenient location and offered to the market with no onward chain.

The property provides well balanced accommodation throughout, featuring a bright and spacious sitting room with direct access to the garden. The kitchen is well-appointed and also benefits from doors leading out to the garden, allowing for easy indoor-outdoor living.

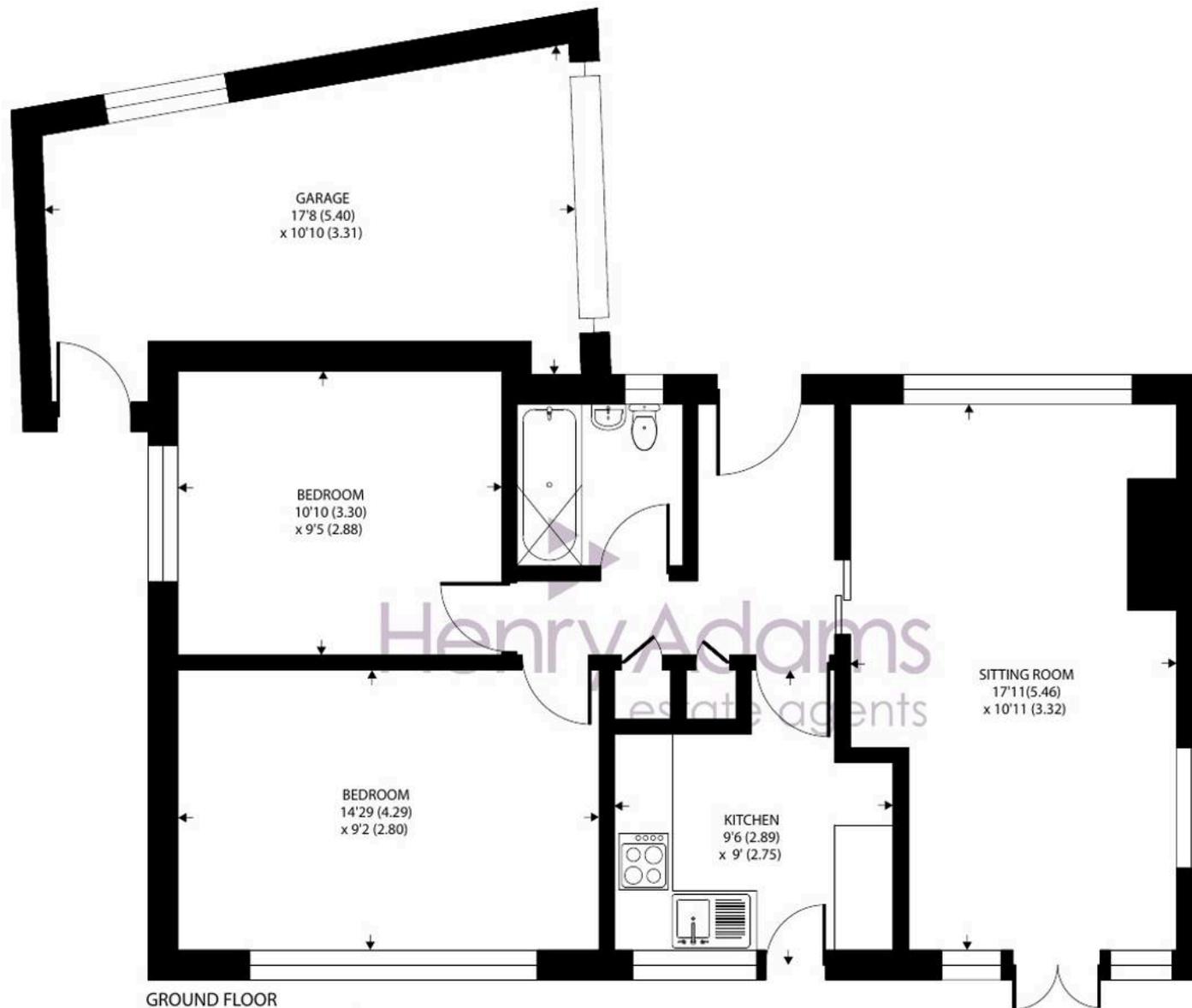
There are two double bedrooms, alongside the bathroom.

Externally, the property boasts a private and well-established rear garden, providing a peaceful setting with a good degree of privacy. To the front, there is a good sized garage and plenty of parking.

This is a fantastic opportunity for a range of buyers, including those looking to downsize or seeking a home with potential in a desirable area.







GROUND FLOOR

Hedgeway, Bognor Regis

Approximate Area = 618 sq ft / 57.4 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 775 sq ft / 71.5 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). © ntechcom 2026. Produced for Henry Adams. REF: 1432390

Located a short distance west of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. Flansham Medical Centre and a dentist is also within easy walking distance. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words ///cooks.doctor.jazz

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.