



58 Flansham Lane, Felpham

Guide Price £340,000

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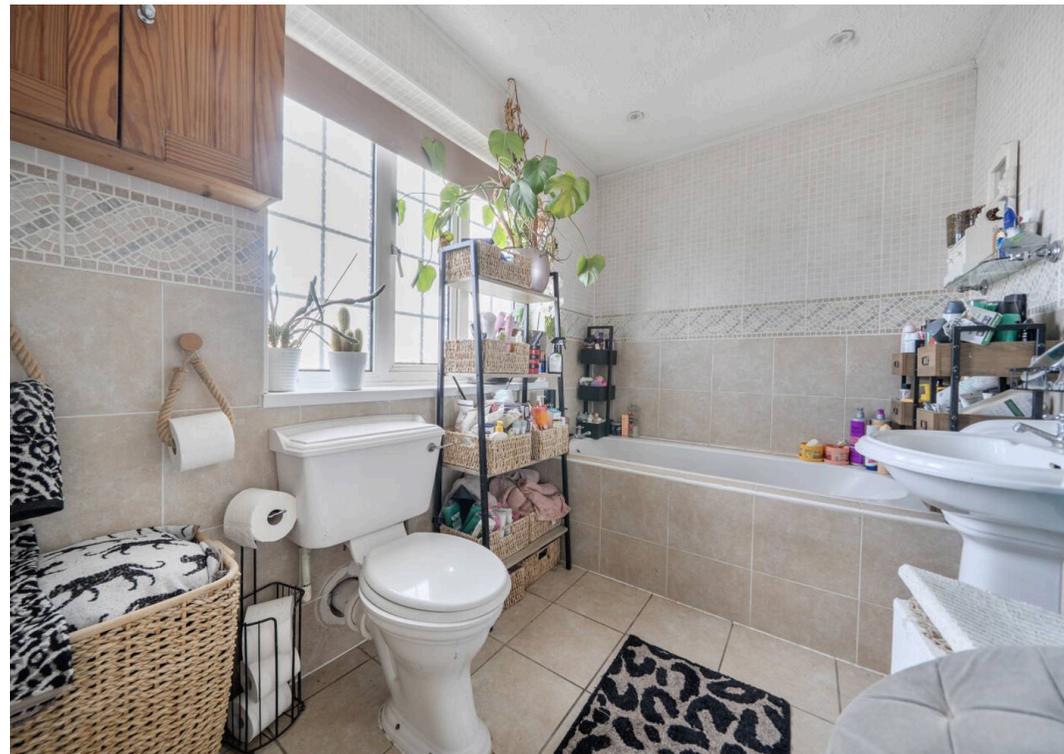
- Semi-Detached House
- No Forward Chain
- 3 Bedrooms
- Open Plan Sitting-Dining Room
- Utility Room & GF Cloakroom
- First Floor Bathroom
- Driveway & Garage
- 125 Ft Rear Garden

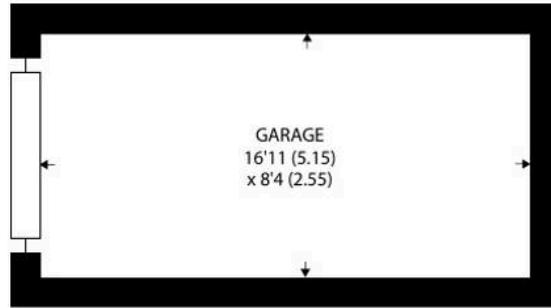
This semi-detached house presents an exceptional opportunity for families and first-time buyers alike, offered to the market with the advantage of no forward chain and plenty of potential for modernisation and extension into the generous 125 ft rear garden, subject to the usual permissions.

Measuring 1,173 sq ft the accommodation briefly comprises: entrance hall, kitchen, an open plan sitting-dining room with wood burning stove and doors opening on to the rear garden. A cloakroom/WC and useful utility room complete the ground floor. Stairs from the entrance hall rise to the first floor where the family bathroom and all three good sized bedrooms will be found. Additional benefits include gas central heating and double glazing.

Stepping outside, you are greeted by a truly impressive rear garden measuring approximately 125 feet in length, offering a wonderful sense of space and privacy. The garden is predominantly laid to lawn with an area of patio. The property also features a private driveway offering ample off-road parking, as well as a detached single garage that provides secure storage or workshop potential.







GARAGE
(NOT SHOWN IN ACTUAL LOCATION)



GROUND FLOOR



FIRST FLOOR

Flansham Lane, Bognor Regis

Approximate Area = 1032 sq ft / 95.8 sq m

Garage = 141 sq ft / 13 sq m

Total = 1173 sq ft / 108.8 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.
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Flansham Lane is located to the 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 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 ///asserts.golf.achieving

Council Tax band: C

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.