



41 Blackthorn Avenue, Felpham

Guide Price £510,000



41 Blackthorn Avenue

- Modern Detached House
- 1,646 Sq Ft of Accommodation
- Immaculately Presented
- 4 Bedrooms, 2 Bath/Shower rooms
- Modern Kitchen-Diner & Utility Room
- Sitting Room & Study/Playroom
- Westerly Rear Garden
- Driveway & Garage
- Located Opposite Greenspace
- No Onward Chain

This immaculately presented detached home offers contemporary family living in a quiet location on the outskirts of Felpham and with easy access to the A259. This property is now being sold with the added benefit of no onward chain for a smooth, stress-free purchase.

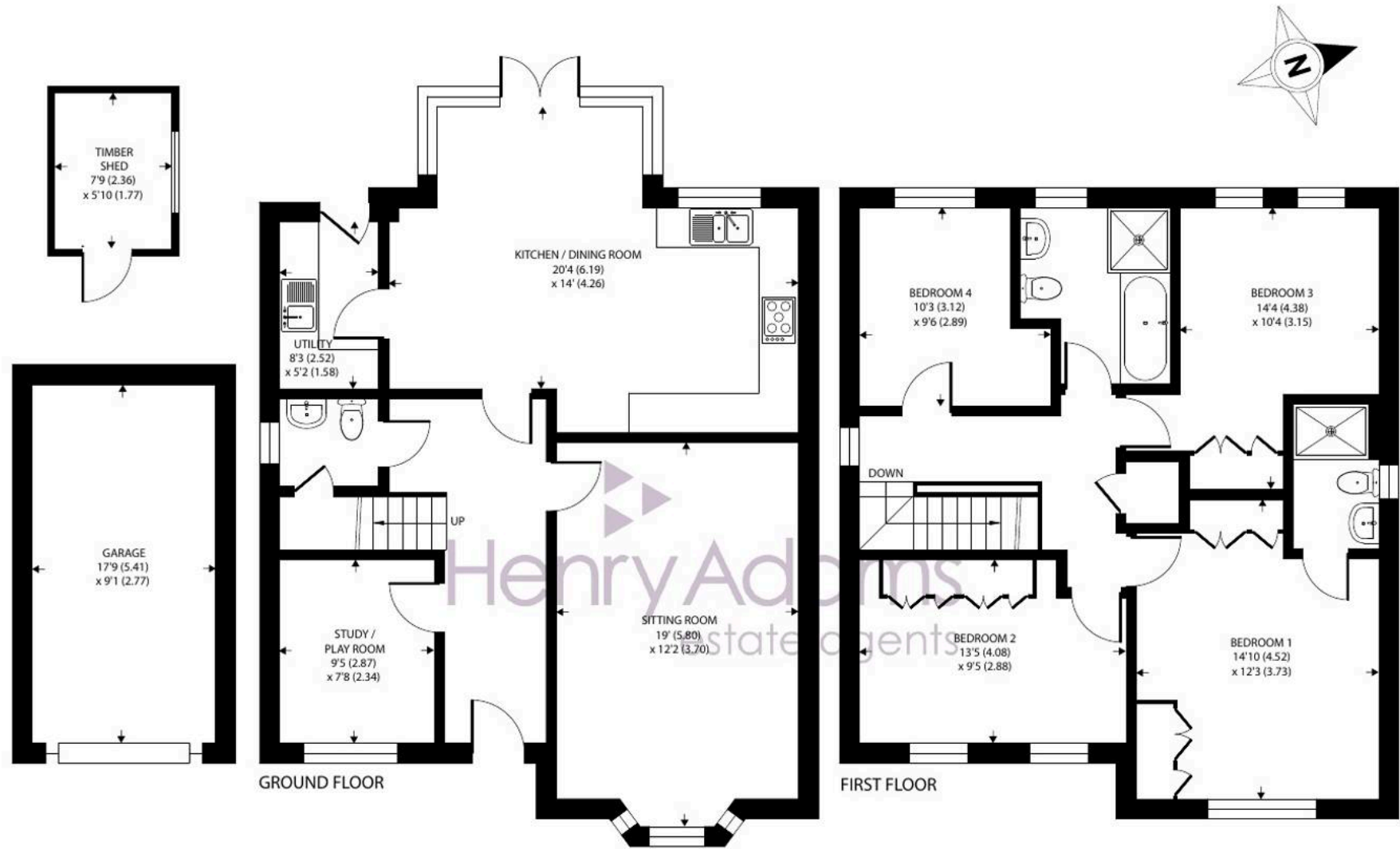
Boasting a generous 1,646 sq ft, the accommodation briefly comprises: entrance hall with cloakroom/WC and under stairs storage cupboard. The layout is ideal for busy families with the generous formal sitting room, a versatile study or playroom provides flexible space for home working or children's activities, followed by the kitchen-dining room across the rear of the property and opening onto the garden. From the kitchen, there is also a separate utility room adding further practicality.

Upstairs, four well-proportioned bedrooms ensure comfort for all the family, with the principal bedroom benefiting from a stylish en-suite shower room, while a modern family bathroom serves the remaining rooms. Bedrooms one, two and three all have built-in/fitted wardrobes.









Blackthorn Avenue, Felpham, Bognor Regis

Approximate Area = 1485 sq ft / 137.9 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1646 sq ft / 152.9 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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The home is thoughtfully finished throughout with neutral décor creating a truly move-in ready environment. Located opposite attractive greenspace, the property enjoys a peaceful outlook whilst the westerly rear garden captures the afternoon and evening sun, making it the perfect spot for al fresco dining or unwinding with a book. The private driveway at the side of the house provides parking for two vehicles and leads to the detached garage, ideal for secure storage or further parking.

Blackthorn Avenue is located on the northern outskirts of Felpham and with easy access onto the A259. 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.

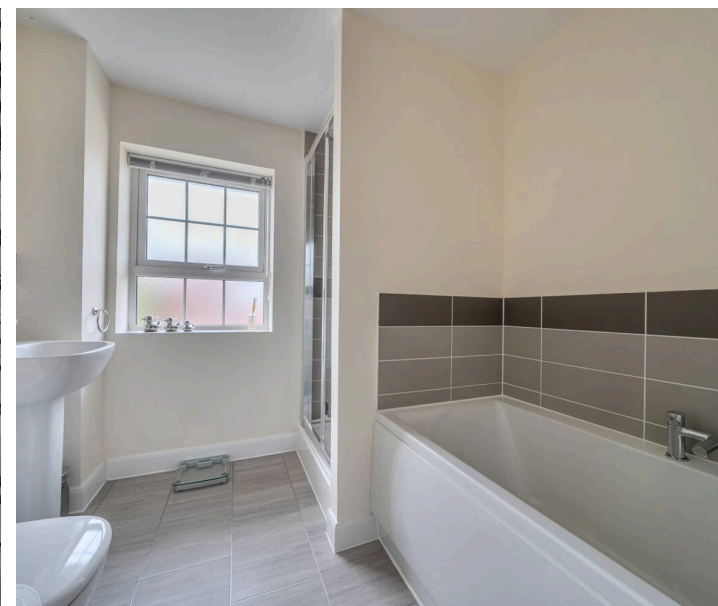
What3Words ///folds.mats.goes

Service Charge: We understand there are two service charge payments, one for £118.43 and the other £122.51.

Council Tax band: E

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.