



12 Virginia Gardens, Felpham

Guide Price £299,950

12 Virginia Gardens

- Terraced Town House
- Beautifully Presented Throughout
- Sitting/Dining Room
- Modern Kitchen
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Ground Floor Cloakroom
- Garden
- Two Allocated Parking Spaces

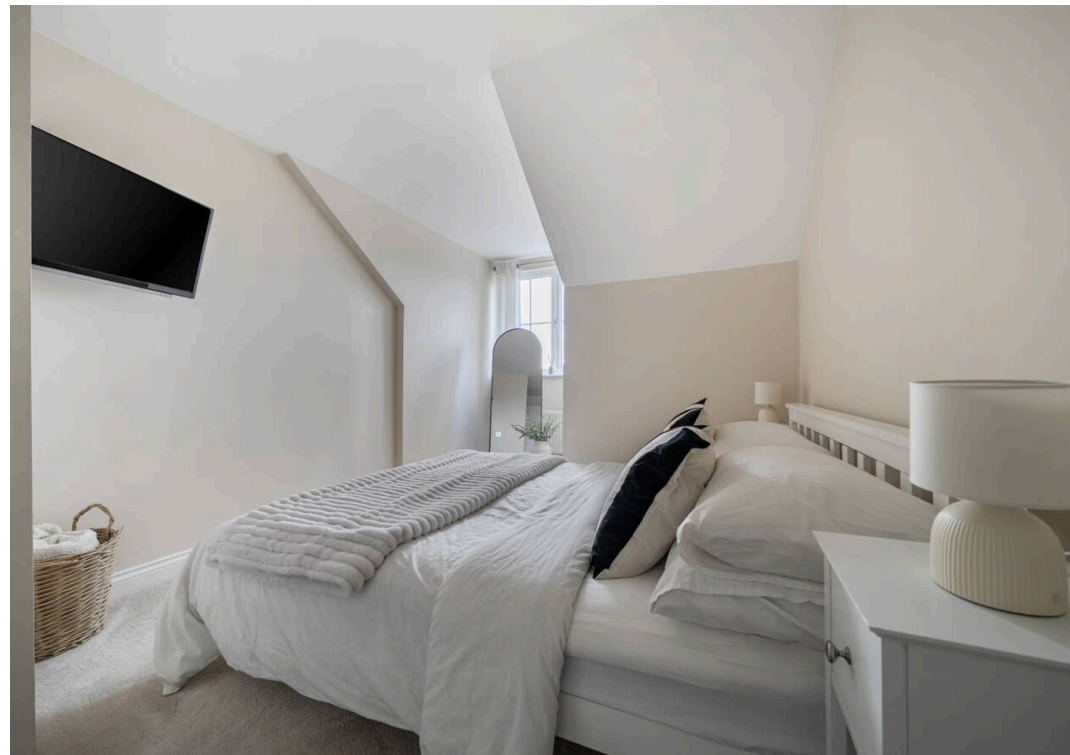
A well-presented three bedroom townhouse in excellent condition throughout, offering practical and comfortable living space arranged over multiple floors.

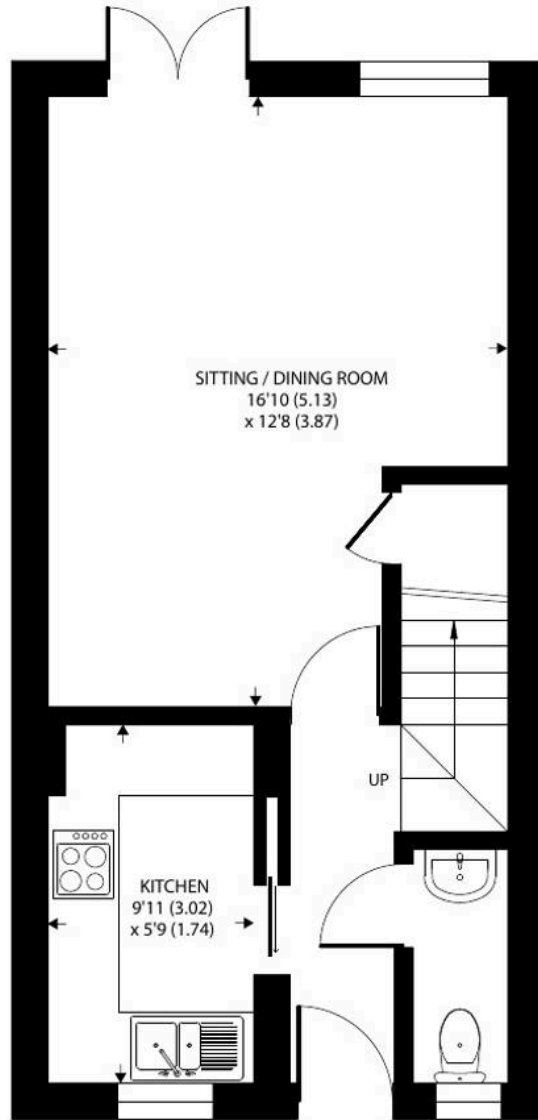
The ground floor provides a bright and functional living/dining area overlooking the garden, along with a modern kitchen fitted with a range of stylish units. The kitchen has space for a washing machine and slimline dishwasher, and includes an integrated fridge/freezer, oven, and hob. There is also a cloakroom/WC on this level.

On the first floor, there are two double bedrooms, with the main bedroom benefiting from an en-suite shower room. A family bathroom completes this floor. Stairs rise from the hall to the second floor, where a further double bedroom with ample fitted storage can be found.

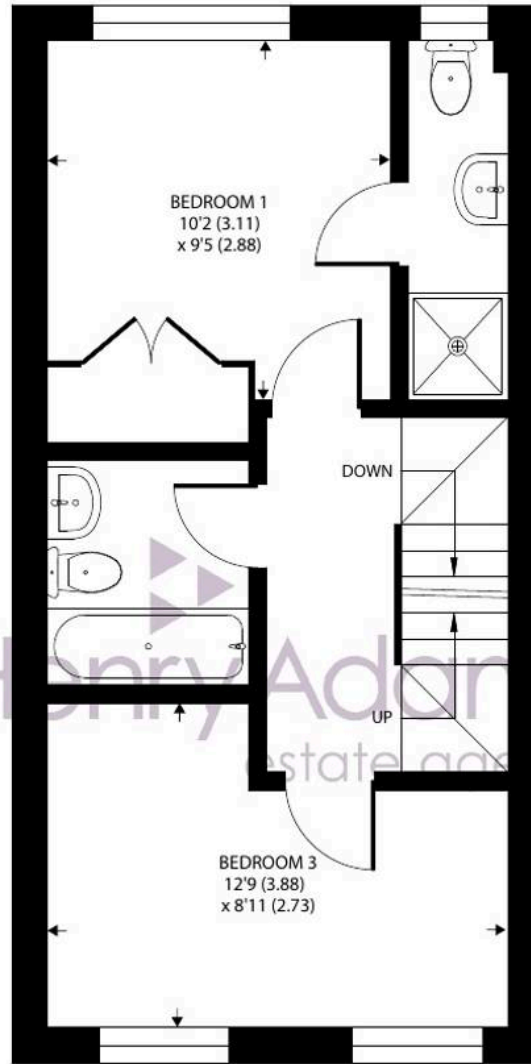
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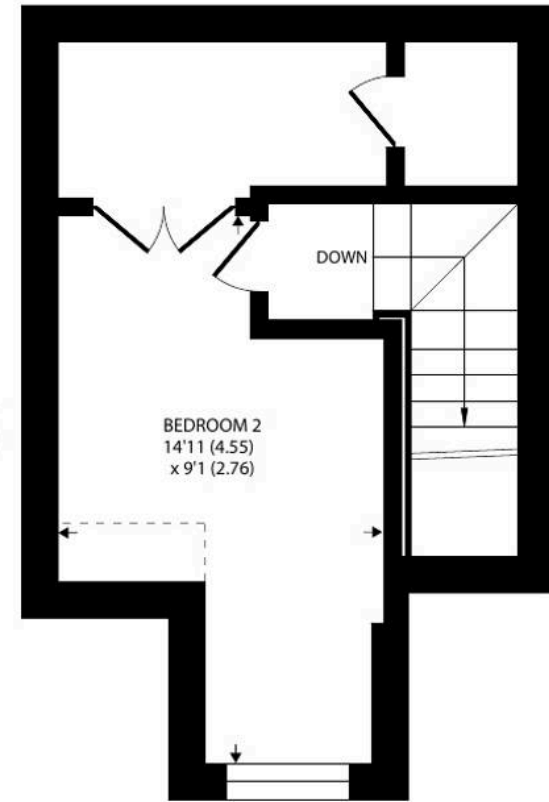


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



SECOND FLOOR

Virginia Gardens, Felpham, Bognor Regis

Approximate Area = 896 sq ft / 83.2 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 902 sq ft / 83.7 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: 1446772

To the rear, there is a private, low-maintenance garden with access to one of the allocated parking spaces to the rear of the property. An additional parking space is located to the front of the property in a nearby courtyard.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is an employee of Henry Adams LLP.

The pretty village of 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 ///locate.garage.flame

Service Charge: We understand the service charge is currently £44.20 per month.

Council Tax band: D

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.