



40 Findon Drive, Felpham

Guide Price **£385,000**



40 Findon Drive

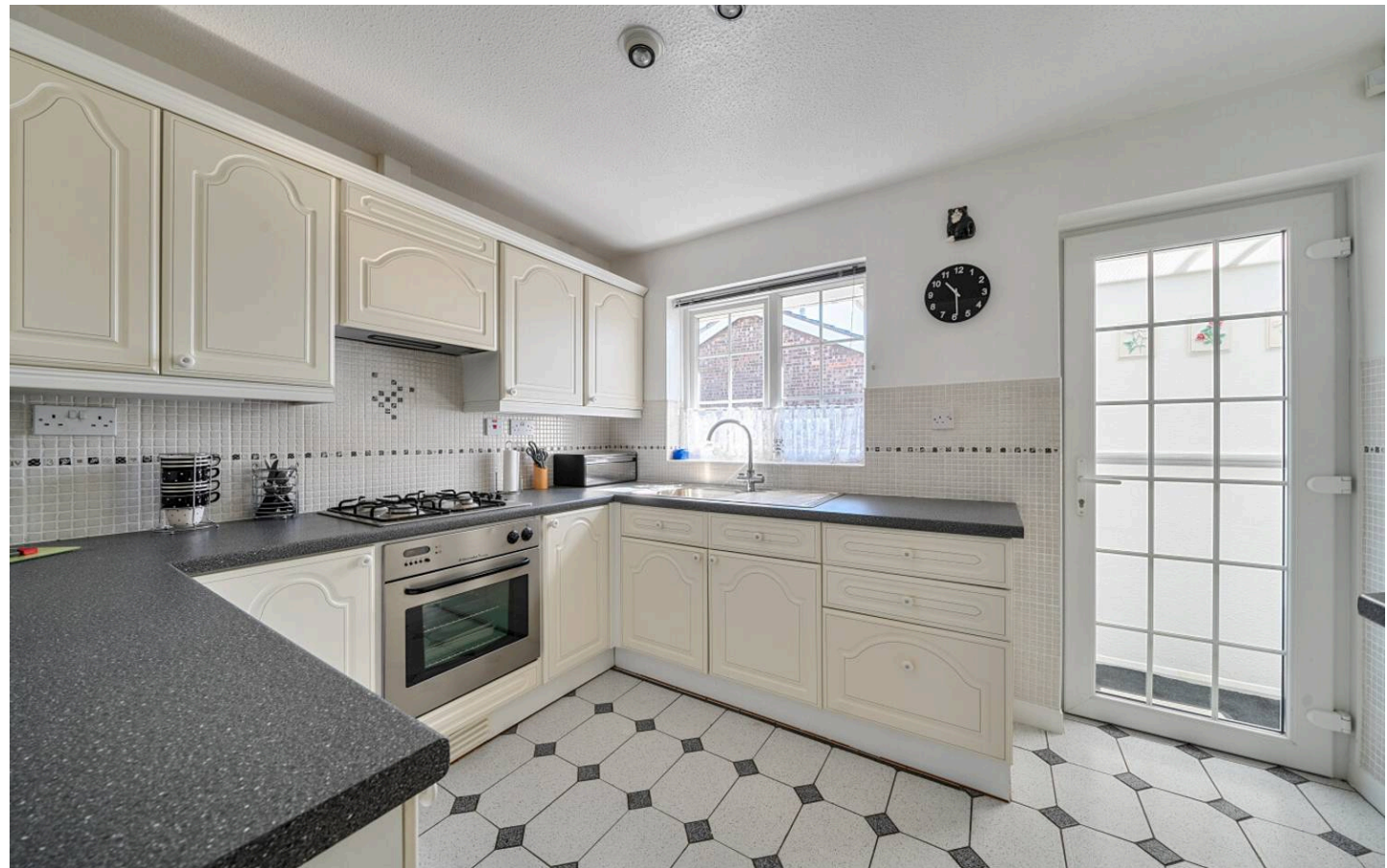
Felpham, Bognor Regis

- Detached Bungalow
- 1,154 Sqft (including garage)
- Sitting Room
- Conservatory
- South Facing Garden
- Corner Plot
- Driveway & Garage
- No Onward Chain

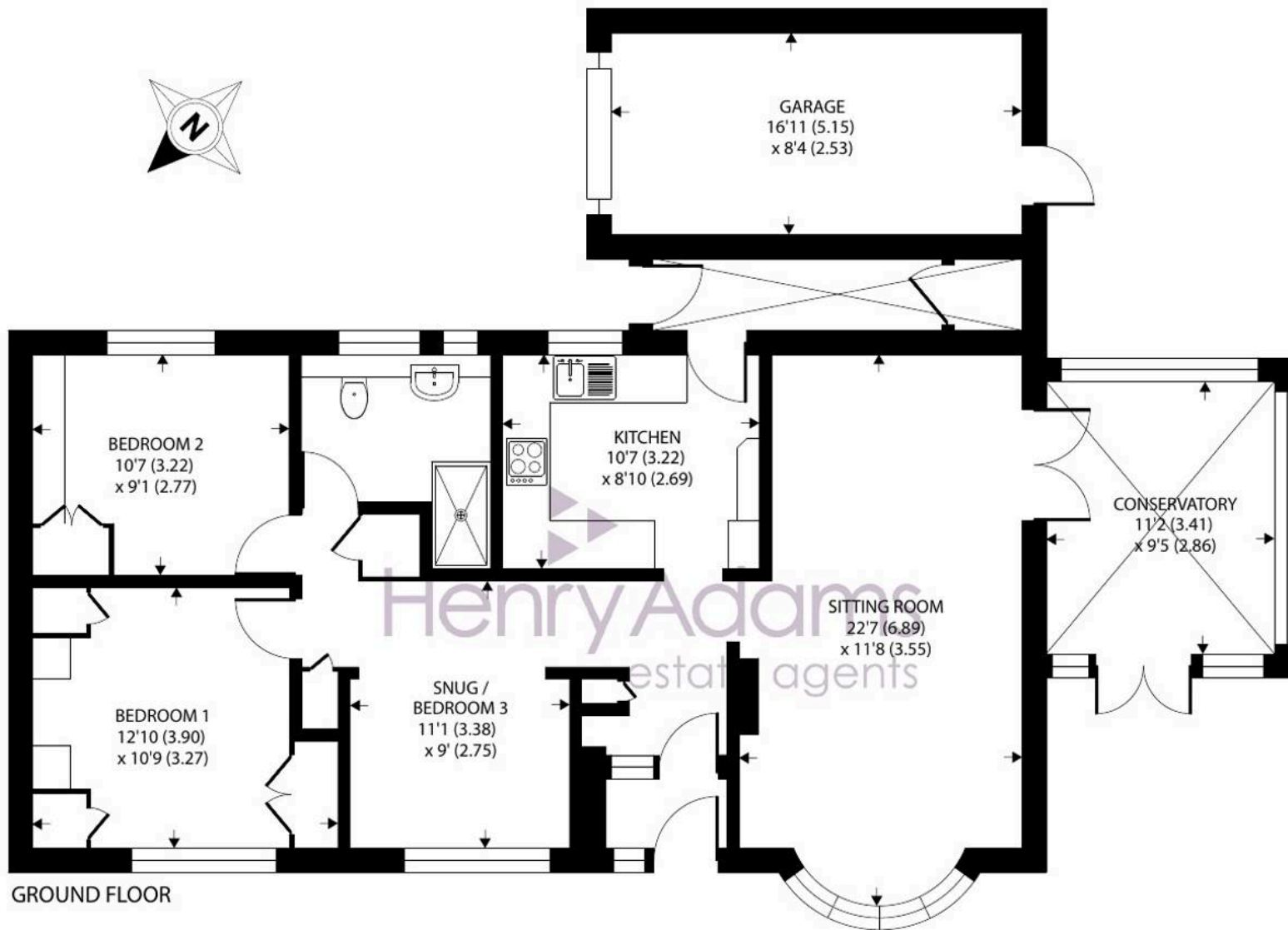
This delightful and well-presented detached bungalow occupies a corner plot in the sought-after area of Felpham and is offered for sale with no onward chain. The accommodation is both versatile and inviting, featuring a good-sized sitting room which opens to a bright conservatory adding further living space, creating an enjoyable spot to sit and take in views of the garden throughout the seasons. The kitchen offers a practical layout and direct access to a side porch, which in turn provides additional access to the garage and rear garden.

There are three bedrooms, with bedrooms one and two benefiting from ample fitted storage. Bedroom three is currently open to the hall and used as a snug sitting/reading area, offering flexibility to suit a range of lifestyles and could easily be reinstated as a separate bedroom if desired.

A well-appointed shower room completes the internal accommodation.







Findon Drive, Bognor Regis

Approximate Area = 1014 sq ft / 94.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 1154 sq ft / 107.2 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: 1451037

Outside, the property's enviable corner plot position provides a predominantly south-facing aspect with surrounding garden space, allowing for plenty of natural sunlight throughout the day. There is also a driveway which provides off-road parking and access to the garage.

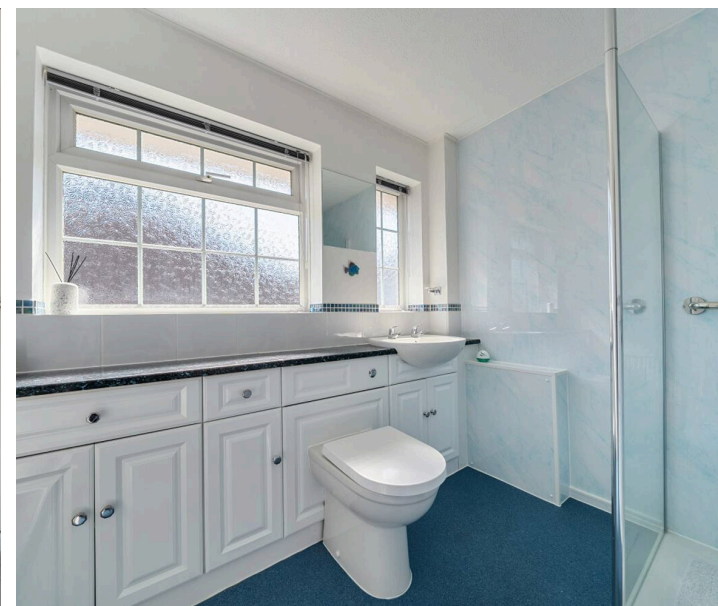
The property is situated approximately equidistant from Felpham and Middleton villages. The pretty village of Felpham offers a wide range of local facilities including schools, doctors surgery and pharmacy, a sports centre with swimming pool, golf club and a range of useful shops. Middleton village also has a whole host of amenities including doctor, chemists, butchers, fish & chip shop and a sports club with tennis courts and bowls. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately a 10 mile radius.

What3Words:///onions.wakes.oldest

Council Tax band: D

Tenure: Freehold

EPC: 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.