



Mill House, Sea Road, Felpham

In Excess of £550,000



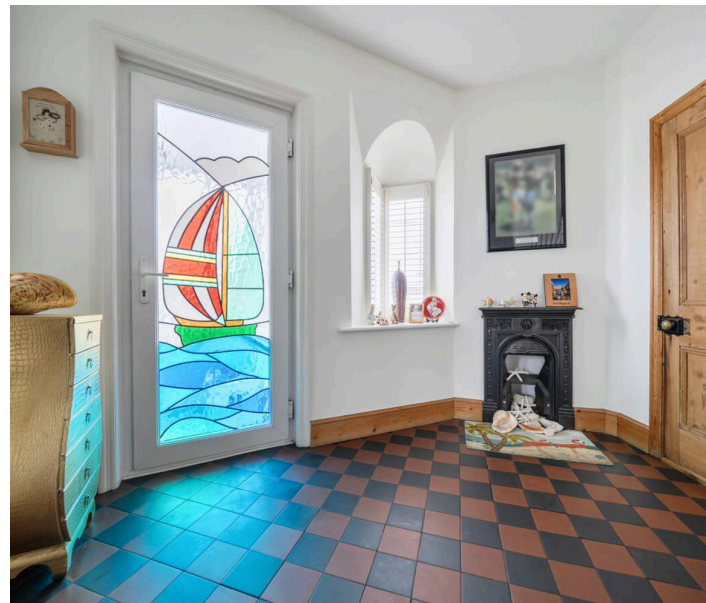
Mill House, Sea Road

- Five Bedroom House
- Sitting Room
- Dining Room
- Conservatory
- One Bedroom Studio
- Balcony with Sea Views
- Character Features
- Pretty Garden
- Parking for Two Cars
- Heart of Felpham Village

Beautifully positioned in the heart of the highly sought-after village of Felpham, this charming seaside house offers an exceptional opportunity to enjoy coastal living just moments from the beach and the village's delightful range of cafés, restaurants and traditional pubs. The property also benefits from being within a short stroll of the promenade and beachfront, where a further selection of popular seaside cafés and scenic coastal walks can be enjoyed.

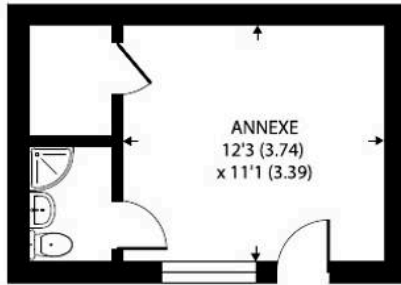
Arranged over three spacious floors, this characterful home provides versatile and well-balanced accommodation, ideal for a variety of buyers. The ground floor comprises a welcoming entrance hall with feature fireplace and tiled flooring, leading to the sitting room on one side and the kitchen and conservatory on the other. A cloakroom/WC is also located on this level.

The first floor is home to the principal bedroom, which enjoys access onto a balcony with sea views along Sea Road and Canning Road. Bedrooms three and four are also situated on this floor, together with the family bathroom featuring both a bath and separate shower.

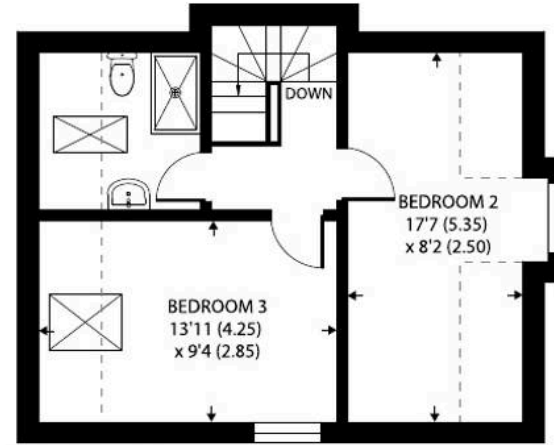




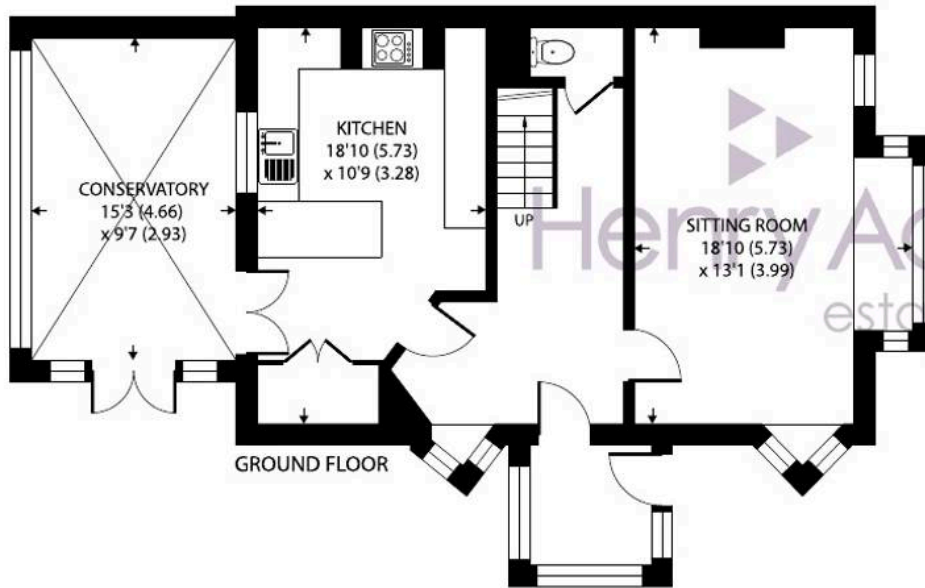




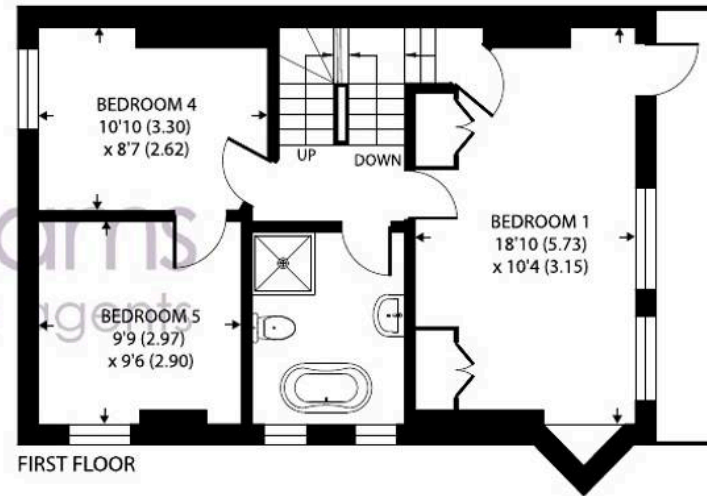
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Sea Road, Bognor Regis

Approximate Area = 1592 sq ft / 147.9 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Annexe = 186 sq ft / 17.2 sq m

Total = 1869 sq ft / 173.5 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). © n̄checom 2026.
Produced for Henry Adams. REF: 1463009

Stairs rise to the second floor where there are two further bedrooms and an additional shower room, creating flexible accommodation ideal for guests, family living or holiday use.

Outside, the property benefits from two parking spaces, a pretty rear garden and a detached studio incorporating a bedroom and shower room, offering excellent potential for guest accommodation, a home office or holiday let use.

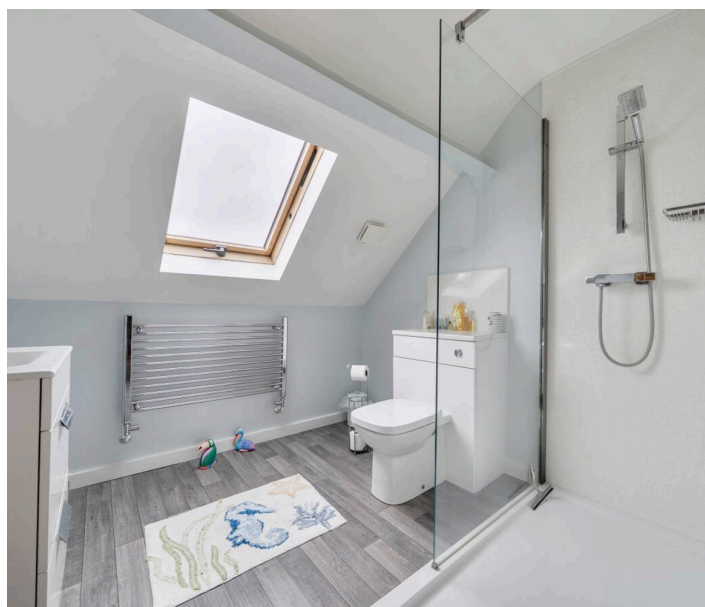
Presented in good condition throughout, the house retains an abundance of charm and character, blending period features with comfortable modern living. The flexible layout makes it perfectly suited to upsizers seeking additional space, investment purchasers looking for a desirable coastal property, or those searching for a sizeable holiday retreat by the sea.

What3Words ///bravo.composers.upset

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





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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.