



18 Homefield Avenue, Felpham

Guide Price £375,000

# 18 Homefield Avenue

- Character Cottage
- Quiet Residential Cul-de-Sac
- Private Hurstwood Estate
- No Forward Chain
- 2 Double Bedrooms
- Sitting Room & Dining Room
- Conservatory
- Private Garden
- Off-Road Parking
- Garage

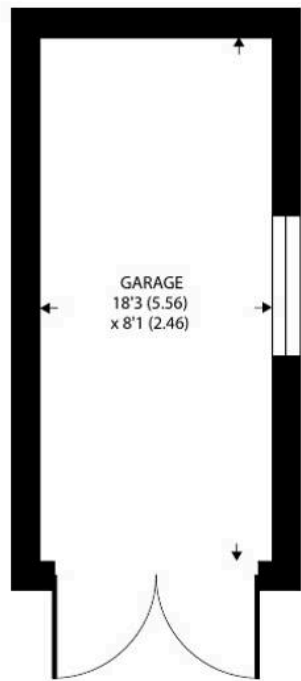
Positioned within the peaceful and highly sought-after private Hurstwood Estate, this charming semi-detached character cottage offers an inviting blend of period appeal and comfortable modern living. This quiet residential cul-de-sac is perfect for those seeking tranquillity without compromising on convenience. The property is now offered with no forward chain, ensuring a smooth and straightforward purchase, and practical features such as off-road parking and a garage add further convenience to this delightful home.

Upon entering the property, the welcoming entrance hall leads you into a spacious sitting room at the front of the property. This opens into the adjacent dining room via double doors giving the option to separate or combine the space and creating a wonderful setting for entertaining friends or enjoying family meals. The conservatory is located at the rear and offers a delightful additional living space, seamlessly connecting indoors to out and creating the perfect spot to relax with a morning coffee or a good book. At the end of the entrance hall is the cloakroom/WC followed by the kitchen with side door to the driveway and garage.

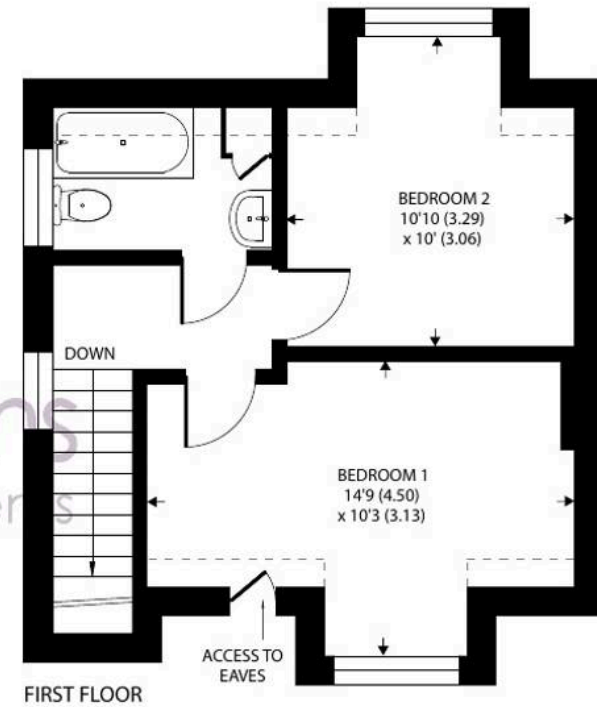








Denotes restricted head height



## Homefield Avenue, Bognor Regis

Approximate Area = 829 sq ft / 77 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 999 sq ft / 92.7 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: 1466873

On the first floor, there are two double bedrooms complemented by the family bathroom.

The outside space is equally impressive, with an attractive low maintenance paved garden to the front with flower beds and space for parking. The rear garden provides a high level of seclusion and features mature bushes with a central lawn and area of patio.

Located within the desirable private Hurstwood Estate, the property is conveniently located north-east of the Felpham village and offers a wide range of amenities including shops, schools, and public houses. There are excellent recreational facilities nearby, including a sports centre with swimming pool and sailing clubs. Regular bus routes provide connections to Bognor Regis and Chichester, with the historic town of Arundel also within easy reach. The renowned Goodwood Estate, home to the Festival of Speed and Revival, is close by, along with the South Downs National Park, offering a wealth of outdoor pursuits.

What 3 Words [///united.split.limit](#)

Estate Charge: We understand the estate charge is currently £60 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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