



## 7 Cunningham Gardens, Felpham

Guide Price £325,000

# 7 Cunningham Gardens

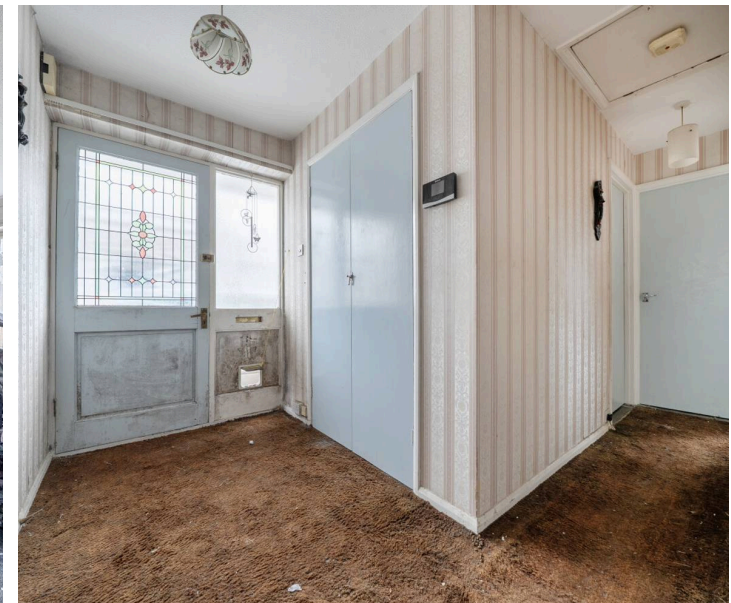
Felpham, Bognor Regis

- Detached Bungalow
- Popular Residential Area
- Excellent Potential
- 985 SqFt Accommodation (incl garage)
- Two Bedrooms
- Generous Sitting/Dining Room
- Kitchen
- Driveway
- Garage

Situated in a popular residential area within the sought-after village of Felpham, this two-bedroom bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property. Whilst requiring updating and modernisation, the home offers well-proportioned accommodation and considerable potential.

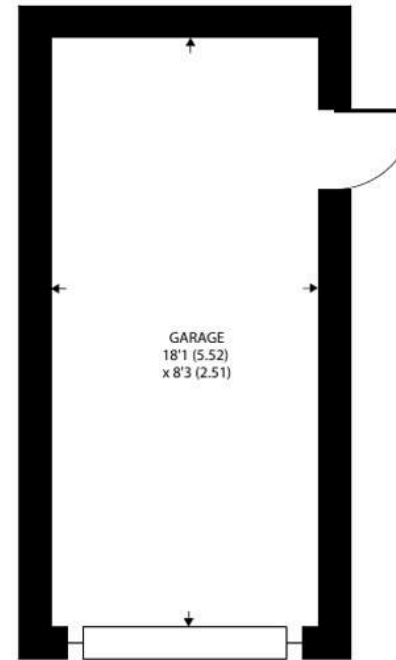
The accommodation comprises a generous sitting/dining room, kitchen, two bedrooms and a bathroom.

Outside, the property benefits from a driveway providing off-road parking and access to a garage. The rear garden is predominantly laid to lawn and enjoys a good degree of privacy. A timber cabin and additional storage are situated at the far end of the garden.

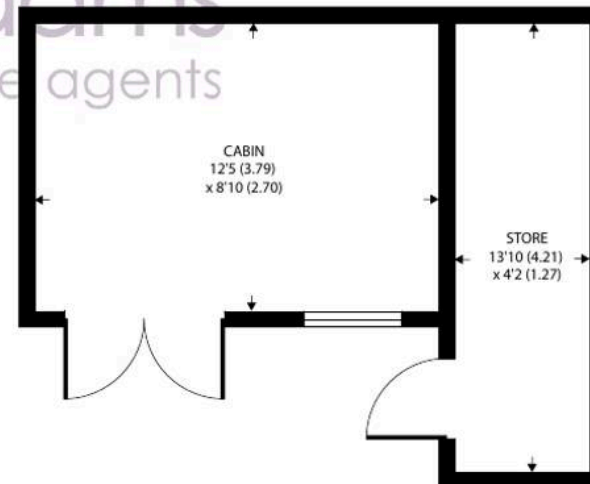




GROUND FLOOR



NOT SHOWN IN ACTUAL LOCATION



Approximate Area = 668 sq ft / 62 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Outbuildings = 168 sq ft / 15.6 sq m  
 Total = 985 sq ft / 91.5 sq m

For identification only - Not to scale



# 7 Cunningham Gardens

Felpham, Bognor Regis

Cunningham Gardens is situated between the villages of Felpham and Middleton-on-Sea and close to St George's Field, south of the B2259 and B2132. Both villages offer a number of local facilities and amenities including but not limited to a post office, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops. [///phones.mouse.park](http://phones.mouse.park)  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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