



35 Flansham Park, Felpham

Guide Price £275,000

 **Henry Adams**
estate agents

35 Flansham Park

- Beautifully Presented Semi-Detached House
- Popular Residential Development in Felpham
- Sitting/Dining Room
- Modern Fitted Kitchen
- Conservatory Overlooking the Garden
- Two Well-Proportioned Bedrooms
- Rear Garden Mainly Laid to Lawn with Patio Area
- Garage Located at the Rear of the Garden
- Driveway Providing Off-Road Parking
- Ideal First-Time Buy, Downsizer or Investment Opportunity

Situated in a popular residential development in the highly desirable village of Felpham, this beautifully presented two bedroom semi-detached house offers well-planned accommodation and a delightful rear garden, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is both light and welcoming throughout. The spacious sitting/dining room provides an excellent living and entertaining space, with ample room for both lounge and dining furniture. The modern fitted kitchen is equipped with a range of attractive units and offers space for a washing machine and fridge/freezer. From the kitchen, a conservatory overlooks the rear garden and provides a wonderful additional reception area, perfect for relaxing or enjoying views of the garden throughout the year.

On the first floor are two good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, providing storage. A family bathroom serves both bedrooms.







Flansham Park

Approximate Area = 764 sq ft / 70.9 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 913 sq ft / 84.7 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). © nichecom 2026.
Produced for Henry Adams. REF: 1487026

Outside, the property enjoys a pleasant rear garden which is predominantly laid to lawn with a patio area. At the far end of the garden is a garage with direct access into the garden, while a driveway provides convenient off-road parking.

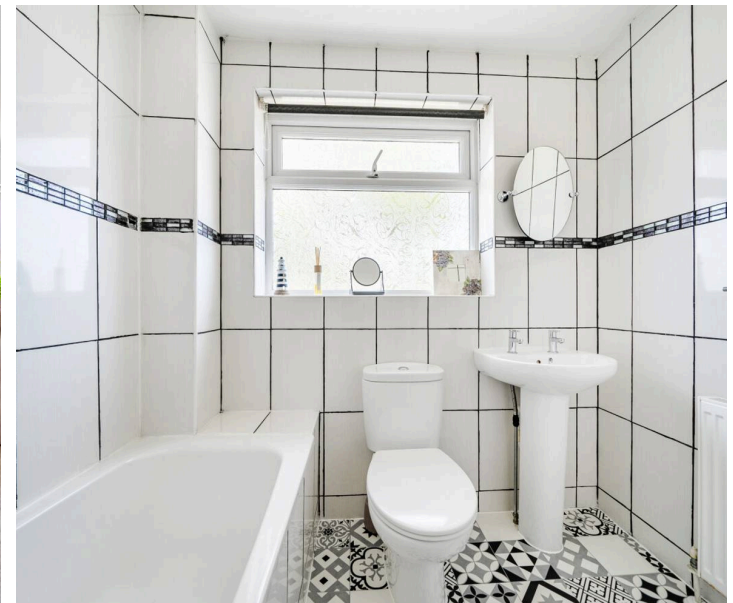
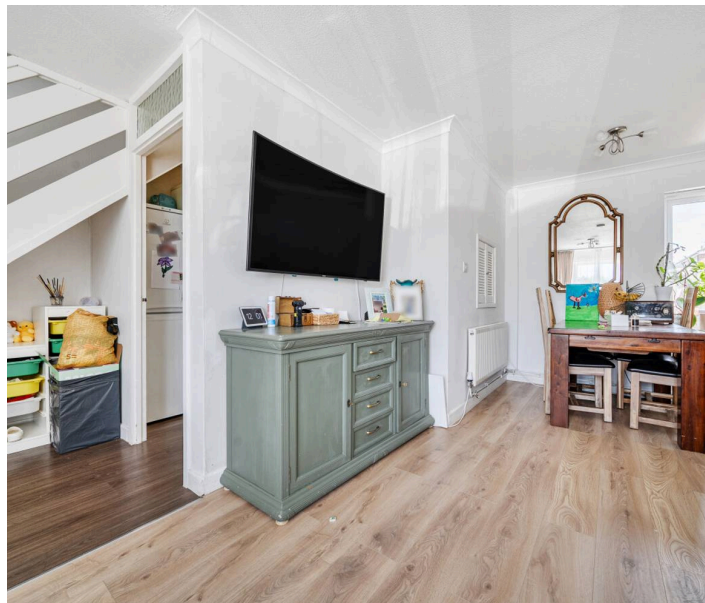
Flansham Park is located north-east of the pretty village of Felpham and close to the border with Middleton on Sea. Both villages offers a wide range of local facilities including schools, a medical centres, pharmacies, sports centres (one with swimming pool), a golf club and a range of other useful 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 [///pull.discouraged.once](#)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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