



3 Gordon Terrace, Sea Road, Felpham

Guide Price £275,000

 **Henry Adams**
estate agents

3 Gordon Terrace, Sea Road

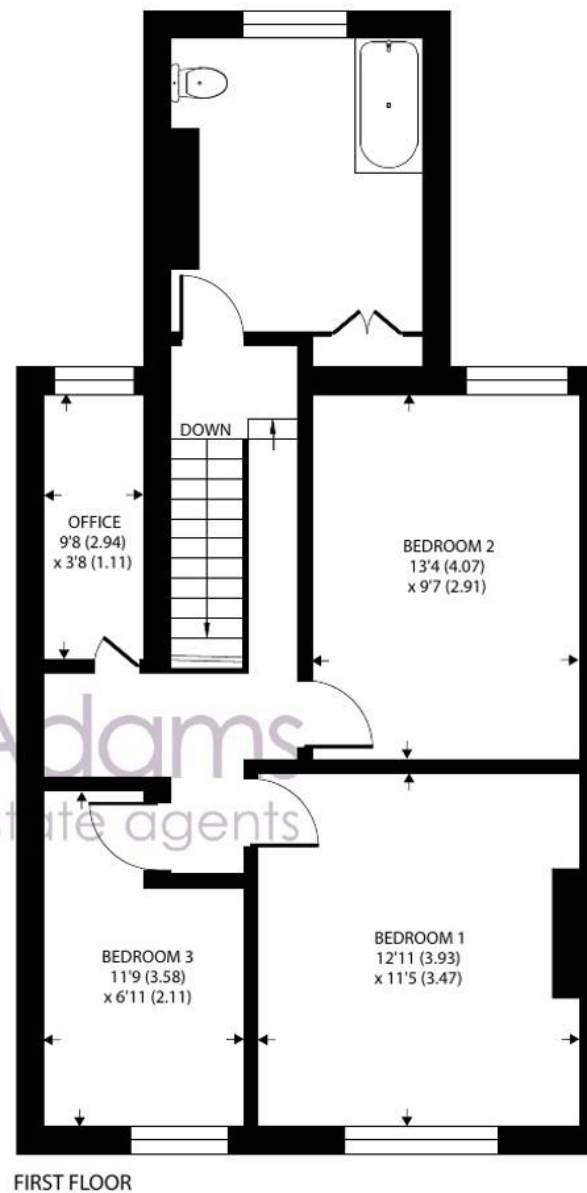
- Terraced House
- No Onward Chain
- Renovation Project
- Moments from Beach
- Close to Local Amenities
- Three bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Garden

Situated just moments from the beach and in the very heart of sought-after Felpham village, this charming three bedroom home enjoys easy access to an excellent range of local amenities, including independent cafés, traditional public houses, a delicatessen and popular takeaways. Offered for sale with **no onward chain**, the property presents an exciting opportunity for buyers looking to create their ideal home, whether as a renovation project, an upsizing move or an investment opportunity.

Upon entering the property, you are immediately welcomed by its character and charm, with a wealth of period features including high ceilings, vintage fireplaces, decorative ceiling roses and ornate cornicing. The entrance hall provides access to all of the principal ground floor rooms. The spacious sitting room boasts an attractive fireplace, creating a cosy focal point, while the adjoining dining room, also featuring a fireplace, offers an ideal setting for both entertaining guests and family dining. To the rear of the property, the kitchen enjoys views over the garden and provides direct access to the rear garden.







Gordon Terrace, Sea Road, Bognor Regis

Approximate Area = 1148 sq ft / 106.6 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: 1494901

On the first floor, there are three well-proportioned bedrooms, a family bathroom and a useful office/dressing area. From bedroom two, there are attractive glimpses of the sea between the rooftops.

Outside, the rear garden is a blank canvas, ready for a new owner to put their own stamp on it. Featuring mature trees and established shrubbery, it offers plenty of potential to create a wonderful outdoor space.

With its enviable village centre location, close proximity to the beach and scope for modernisation throughout, this property represents a rare opportunity to acquire a home with significant potential in one of Felpham's most desirable settings.

Situated in the heart of Felpham village within easy walking distance of the local shopping facilities, superb local pubs and restaurants and the beach and promenade with charming beach huts, Felpham Sailing Club, Putting Green and Tennis Courts.

What3Words [///train.cloud.early](https://www.what3words.com/#!/train.cloud.early)

AGENTS NOTE: The property does not have any central heating system presently.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G





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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.