



17 Minton Road, Felpham

Guide Price £695,000



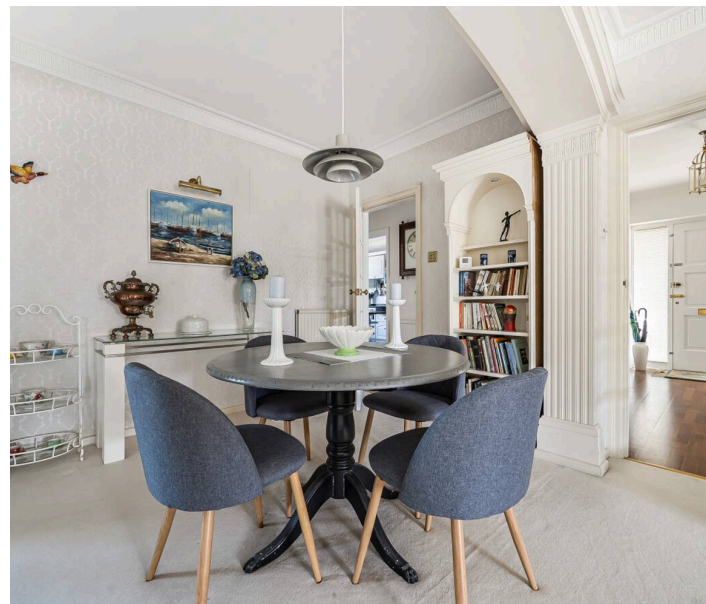
17 Minton Road

- Prestigious Private Felpham Beach Estate
- 1,439 sq ft of Accommodation
- 3 Bedrooms & 2 Bath/Shower Rooms
- Generous Sitting/Dining Room
- Spacious Garden Room
- Kitchen/Breakfast Room
- Mature, Private Gardens
- Garage, Carport & Driveway
- Residents' Tennis Court and Allotment
- Walking Distance to the Beach

Situated within the prestigious Felpham Beach Estate, this delightful three bedroom bungalow offers well-planned and versatile accommodation, surrounded by beautifully established gardens and benefiting from a range of exclusive residents' amenities. The beach and promenade are just a short stroll away, while Felpham village offers a variety of shops, cafés and everyday amenities nearby.

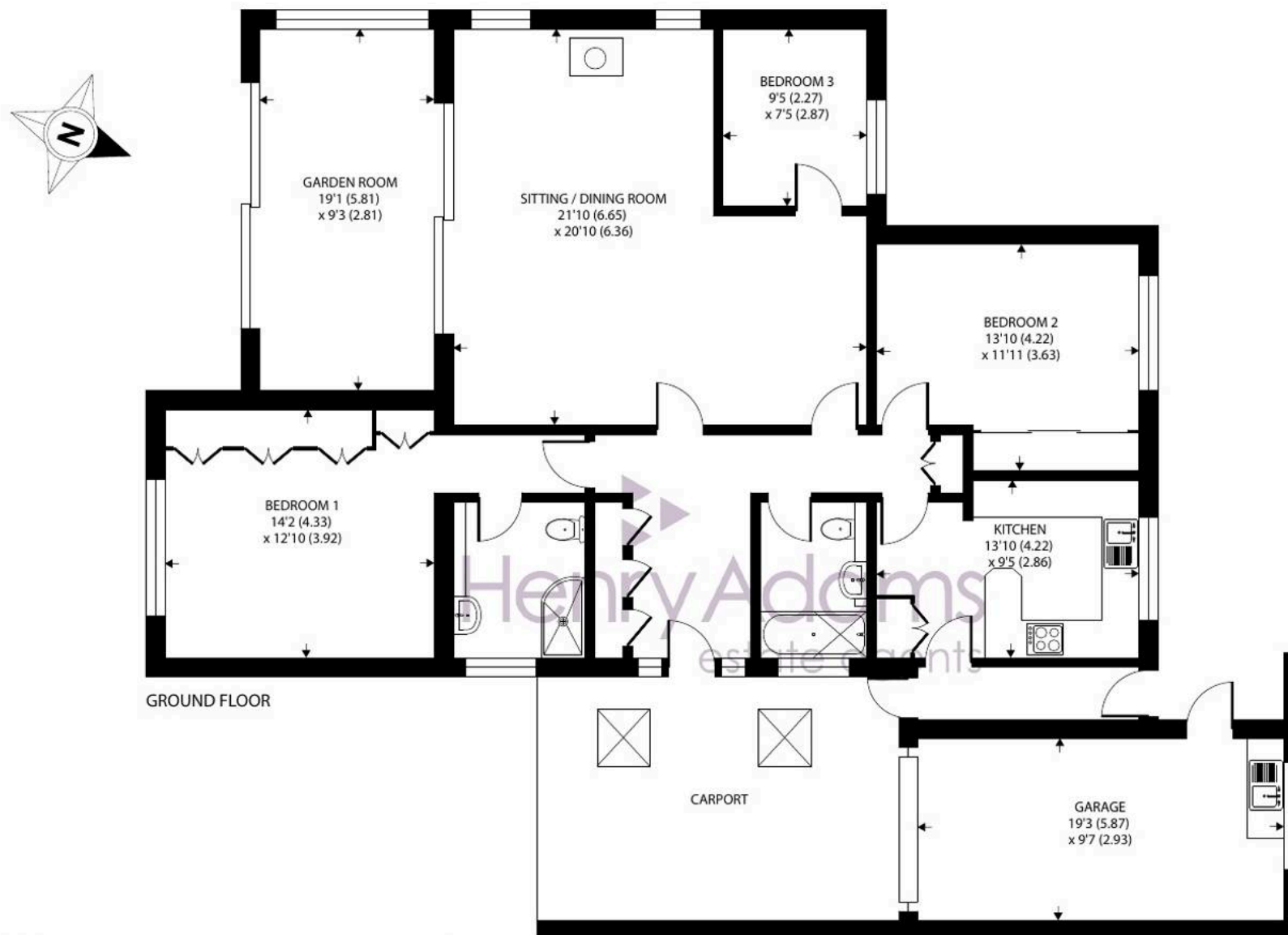
The accommodation extends to approximately 1,439 sq ft (excluding the garage) with a welcoming and impressive central hallway providing access to all principal rooms. At the heart of the home is a generous sitting/dining room, offering an excellent space for both everyday living and entertaining, with its attractive wood burning stove creating a lovely focal point. From here sliding doors lead into the delightful garden room which provides a light and spacious additional reception space, a perfect spot to enjoy the view of the south facing garden.

Estate Charge: We understand the estate charge is approximately £230 p.a.









Minton Road, Felpham, Bognor Regis

Approximate Area = 1439 sq ft / 133.6 sq m (excludes carport)

Garage = 186 sq ft / 17.2 sq m

Total = 1625 sq ft / 150.8 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). © ntechcom 2026.
Produced for Henry Adams. REF: 1496073

The kitchen/breakfast room enjoys views over the gardens to the rear and features a breakfast bar alongside a good range of fitted cupboards providing ample storage. A covered passageway offers convenient and secure access to the garage and between the front and rear of the property.

The bungalow features three bedrooms, including a particularly impressive principal bedroom with its own en-suite shower room and range of built-in wardrobes providing ample storage. The remaining two bedrooms are served by a well-appointed family bathroom.

Outside, the bungalow is enveloped by attractive mature gardens which provide a high degree of privacy and seclusion. Established planting, lawned areas and colourful borders create an idyllic setting in which to relax and enjoy the peaceful surroundings.

Further benefits include the garage, carport and ample parking on the driveway. Residents have access to the estate's exclusive facilities, including a private tennis court and allotment.

Minton Road, is located on the private 'Beach Estate' just a short distance to the east of the pretty village of Felpham which offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, 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 [///sides.filed.reds](#)

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.