



21 Wish Field Drive, Felpham

Guide Price £285,000

 **Henry Adams**
estate agents

21 Wish Field Drive

- Two Bedroom House
- Immaculate Throughout
- Sitting/Dining Room Overlooking Garden
- Stylish Kitchen
- En-Suite Facilities to Each Bedroom
- Garage & Parking
- Garden

A modern and immaculately presented two bedroom home, offering stylish and well-planned accommodation, ideal for both upsizing and downsizing.

The property has been updated to a high standard throughout and features a contemporary refitted kitchen with a sleek finish. A new combi boiler was installed in December 2023 with a 10 year warranty. To the rear, the sitting/dining room overlooks the garden, providing a bright and comfortable living space with a pleasant outlook.

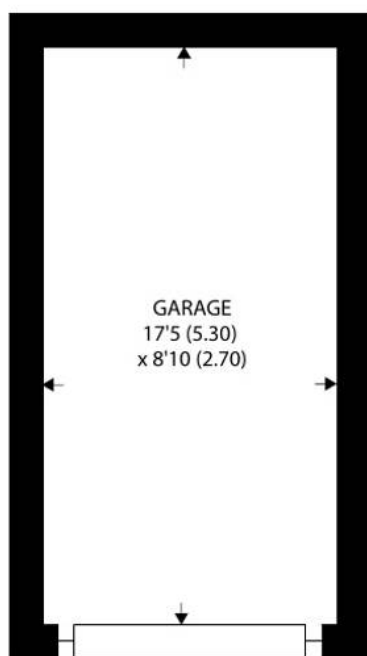
Upstairs, there are two well-proportioned bedrooms, each benefiting from its own en-suite facilities, adding a practical and desirable touch.

Outside, the property enjoys an attractive rear garden with a gate leading out to the nearby courtyard where the garage will be found along with a parking space.

Overall, a smart and low-maintenance home with a modern feel, ready to move straight into.







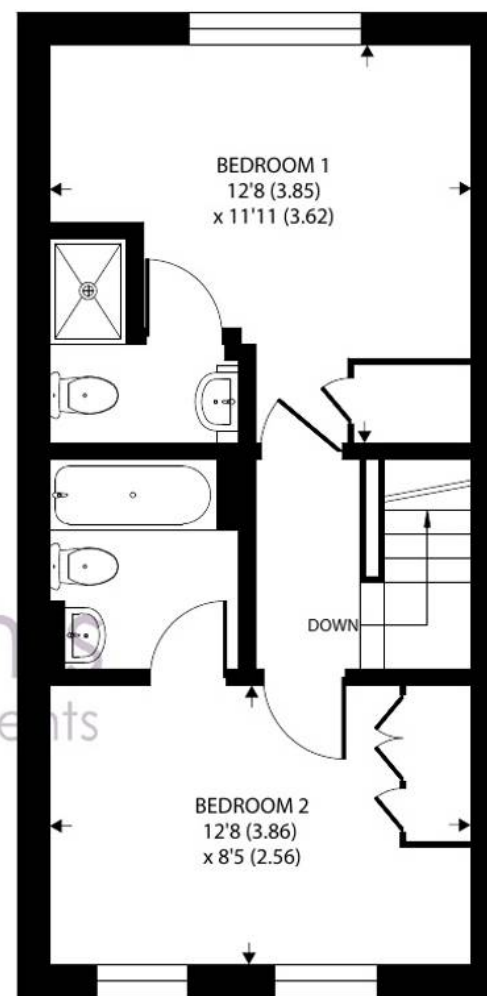
GARAGE
17'5 (5.30)
x 8'10 (2.70)



LIVING / DINING ROOM
18'11 (5.76)
x 12'8 (3.86)

KITCHEN
10' (3.04)
x 6'2 (1.87)

GROUND FLOOR



BEDROOM 1
12'8 (3.85)
x 11'11 (3.62)

BEDROOM 2
12'8 (3.86)
x 8'5 (2.56)

FIRST FLOOR

Wish Field Drive, Felpham, Bognor Regis

Approximate Area = 700 sq ft / 65 sq m

Garage= 154 sq ft / 14.3 sq m

Total = 854 sq ft / 79.3 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: 1432257

Wish Field Drive is located to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, 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 [///tunes.season.regard](https://www.what3words.com/tunes.season.regard)

Estate Charge: We understand the estate charge is approximately £250 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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