



58 Downview Road, Felpham

Guide Price £450,000



58 Downview Road

2/3 bedroom chalet-style property in sought-after Felpham.

- Detached Chalet Style House
- Flexible Accommodation
- Wrap-Around Corner Plot
- No Onward Chain
- 1,593 Sqft of Accommodation
- 2/3 Bedrooms
- Generous Sitting Room & Conservatory
- Desirable Location
- Driveway & Detached Garage

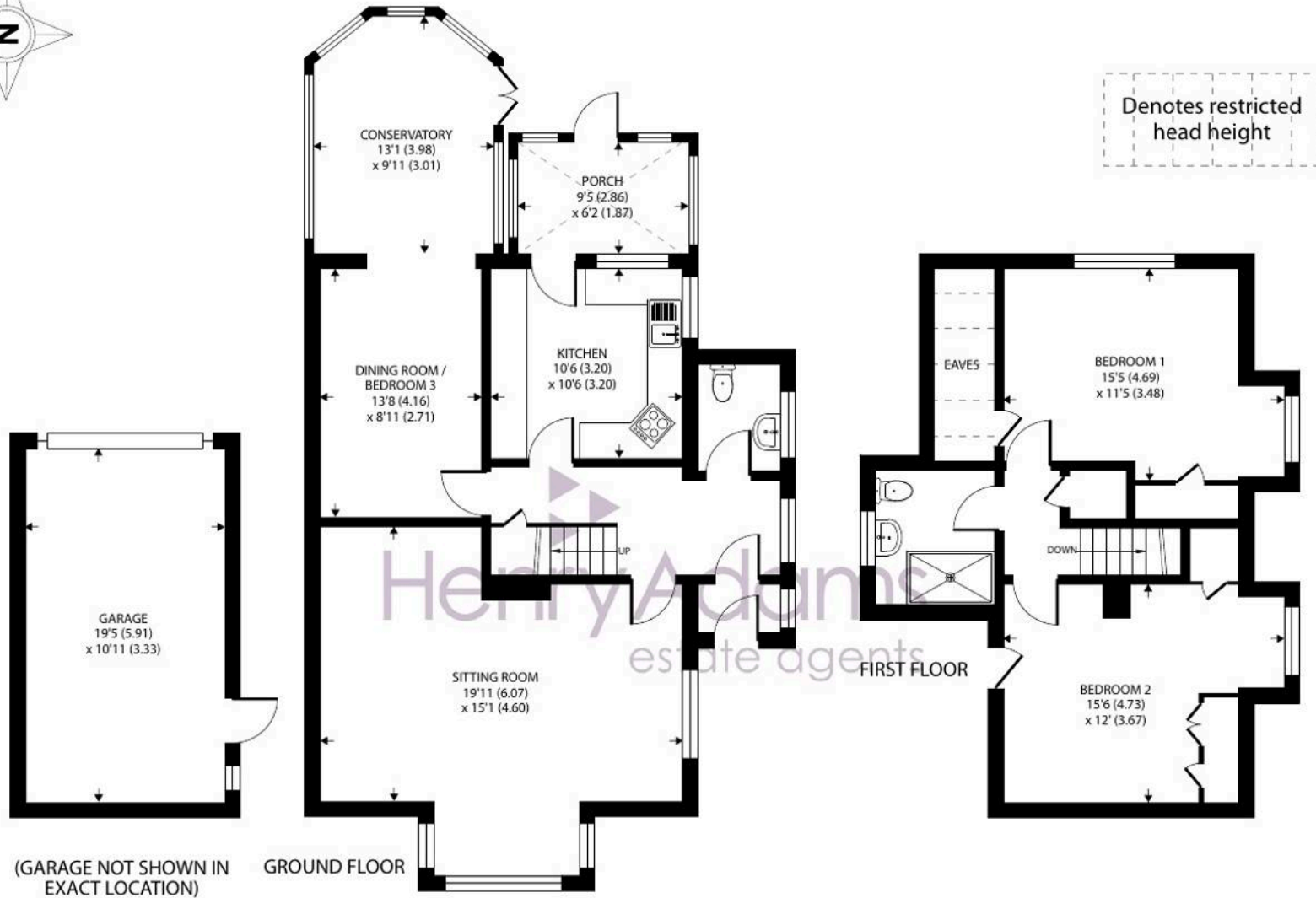
This charming 2/3 bedroom chalet-style property enjoys a delightful location in the sought-after area of the seaside village of Felpham, surrounded by its own land and shielded by mature hedges. Its adaptable layout offers various possibilities, capable of being configured as either a two bedroom residence with a dining room or a three bedroom dwelling.

Upon entry, the hallway guides you to a spacious sitting room, featuring parquet flooring, an attractive centrepiece fireplace, and a triple aspect that allows ample natural light to brighten the space. Moving along the hallway, the dining room connects to the conservatory, offering a view of the rear garden. The dining room could be transformed into a bedroom with minor adjustments or could potentially be knocked through into the kitchen to form an open-plan kitchen/dining area. The kitchen is equipped with a selection of Shaker style units and provides access to the garden through a porch. Additionally, a cloakroom completes the ground floor layout.









Downview Road, Felpham, Bognor Regis

Approximate Area = 1341 sq ft / 124.5 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1593 sq ft / 147.9 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 2025.
Produced for Henry Adams. REF: 1235343

Ascending the stairs from the hall leads to the first floor, where two double bedrooms with built-in storage await, each served by the shower room.

The property is situated on a lovely wrap-around plot, enjoying both sunny southerly and westerly aspects. The gardens consist of a combination of lawned areas bordered by well-established plants and a low-maintenance patio area with raised beds.

To the east side of the property, a driveway offers off-road parking and leads to a sizeable single garage with a pitched roof, an electric up-and-over door, as well as power and lighting. Should the need arise for a home office or a hobby room, there is potential for converting the garage, subject to any permissions and consents.

The property is located just a short distance 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 [///value.design.human](https://www.what3words.com/#!/value.design.human)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.