



2 South Drive, Felpham

Guide Price £680,000

 Henry Adams
estate agents



2 South Drive

Four bedroom detached family home.

- 2,331 Sq Ft Accommodation
- Detached Family Home
- West Facing Garden
- Convenient for Schools and Beach
- Four Bedrooms
- Two En-Suite Shower Rooms
- West Facing Balcony
- Study
- Inglenook Style Fireplace
- Double Garage and Ample Parking

An exceptional opportunity presents itself to acquire a sizeable four-bedroom detached family home in close proximity to schools, the beach, and local amenities. Upon entering the property, you are welcomed by a well-designed layout that seamlessly connects the principal rooms. The sitting room, located at the front, boasts a dual aspect and a charming inglenook style fireplace with a log-burning stove.

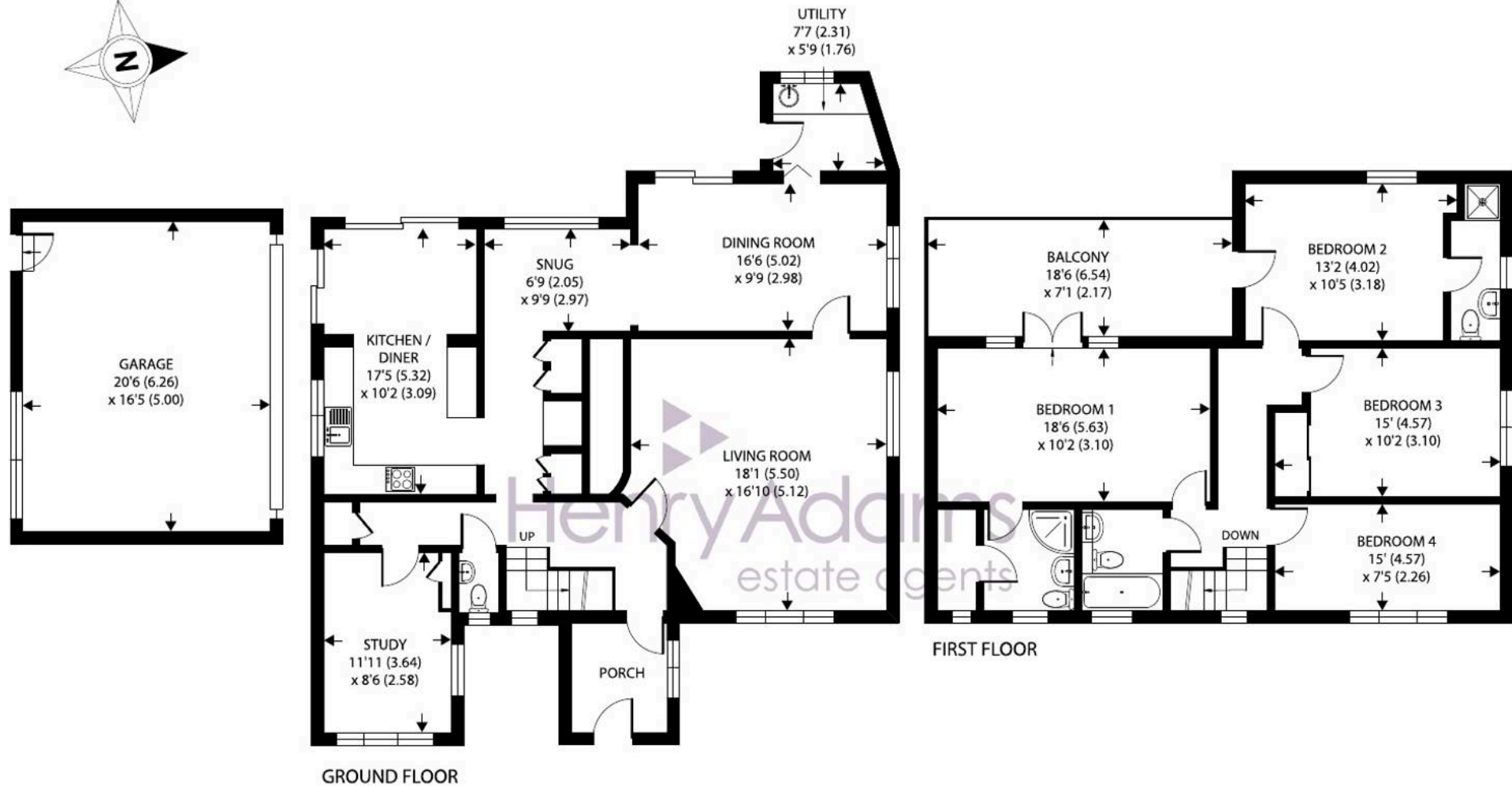
Continuing from the sitting room, you move through to the dining room, generously sized with patio doors opening to the rear garden. Adjacent to the dining room is a utility room with plumbing for a washing machine and garden access. Positioned at the rear of the property, the kitchen/breakfast room offers garden views and ample space for entertaining guests. The kitchen features integrated appliances, including a dishwasher, fridge/freezer, eye-level oven, and fitted hob, all complemented by a lovely brick fireplace.

Cont









South Drive, Bognor Regis

Approximate Area = 1994 sq ft / 185.2 sq m

Garage = 337 sq ft / 31.3 sq m

Total = 2331 sq ft / 216.5 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 2025. Produced for Henry Adams. REF: 1272293

Completing the ground floor accommodation is a snug, a study, ideal for those working from home and a cloakroom.

On the first floor, the principal bedroom boasts an en suite shower room and access to the balcony overlooking the garden. Bedroom two also features an en suite shower room and balcony access. Additionally, there is another double bedroom and a good size single bedroom, each served by the family bathroom.

Externally, ample off-road parking leads to a double garage with power and light. The west-facing rear garden offers a substantial degree of privacy. In addition to a patio and decked area, the garden features a large lawn with mature bordering plants and shrubs, along with an enclosed BBQ and a storage shed.

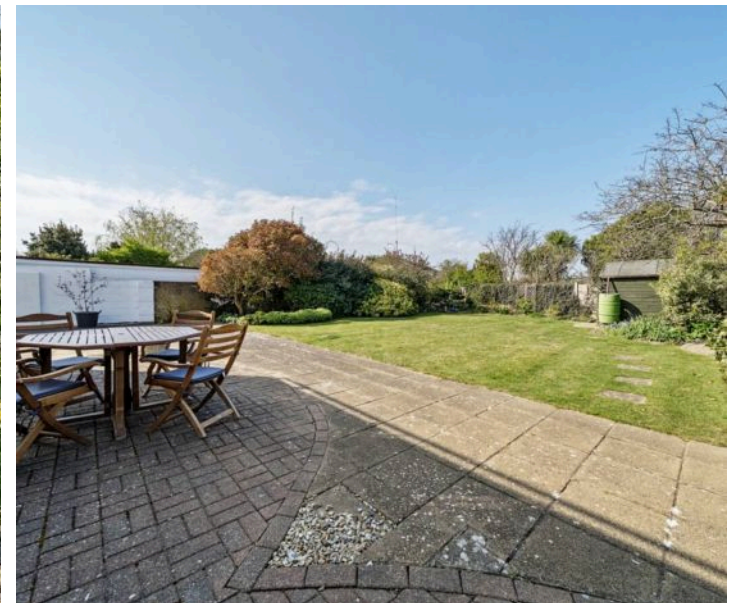
South Drive is situated to the west of Middleton village centre and close to the border with Felpham. It offers a number of local facilities and amenities, including the beach, a supermarket, pub, playgrounds, churches, post office, doctor's surgery, pharmacy, schools and sports club. Regular bus services link the area to a wider range of shops and the railway stations at Bognor Regis, Littlehampton and Chichester, and thence on to Portsmouth and Brighton.

What3Words ///empire.wide.budget

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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