



12 Golf Links Road, Felpham

Guide Price £450,000

12 Golf Links Road

Beautifully presented three bedroom detached bungalow.

- Detached Bungalow
- Immaculately Presented
- 1,161 Sq Ft Accommodation
- Three Bedrooms
- L-Shape Sitting/Dining Room
- Stylish Kitchen
- Driveway
- Garage
- Beautiful Low Maintenance Garden
- Access to Golf Club

This beautifully presented detached bungalow is located to the north of Felpham village, offering immaculate accommodation throughout. Positioned at the end of a cul-de-sac, it boasts views across the picturesque golf course.

Internally, the accommodation comprises an entrance hall with a cloaks cupboard, opening to the L-shaped sitting/dining room with attractive herringbone style woodblock flooring that extends into the bedrooms. The modern and stylish kitchen has been partially opened to the dining area, creating a sociable space ideal for entertaining guests. The kitchen features integrated appliances which include a dishwasher, an upright fridge, separate upright freezer, oven and hob all complemented by Granite worktops. A door from the kitchen leads to the side passage that accesses the garden. All three bedrooms are well-proportioned, with two being doubles and the third suitable as a single bedroom or home office if needed. In addition to the main bathroom, there is a separate WC.







Golf Links Road, Bognor Regis

Approximate Area = 1002 sq ft / 93 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1161 sq ft / 107.7 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.
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Outside, the front of the property features a driveway providing off-road parking, leading to a spacious garage with an additional storage area to the rear. The perfectly manicured garden offers an artificial lawn for low maintenance and an abundance of lovely plants and flowers. Private access from the garden opens to the Golf Club.

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 ///arena.prefer.quench

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.