



6 Hedgeway, Felpham

Guide Price £435,000

 **Henry Adams**
estate agents

6 Hedgeway

- Detached Chalet Style House
- 1,252 Sq Ft in Total
- 3 Double Bedrooms
- Modern Kitchen-Diner
- South Facing Rear Garden
- Driveway and Garage
- Quiet Cul-de-Sac Location

This is a well presented and detached chalet-style house, located within a quiet cul-de-sac setting on the borders of Felpham and Middleton-on-Sea.

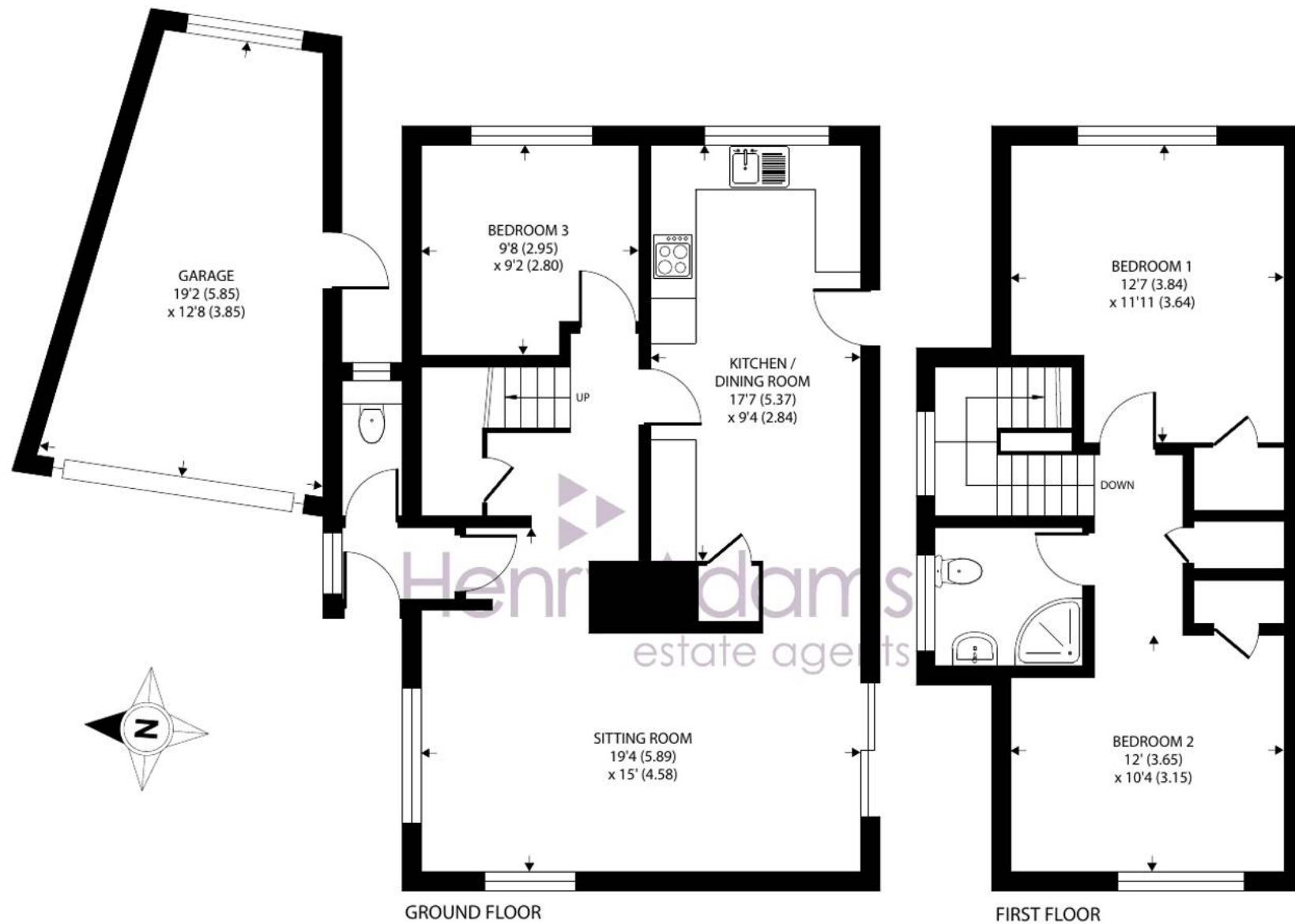
The accommodation itself measures 1,064 Sq Ft (excluding the attached garage) and briefly comprises three double bedrooms, two of which are on the first floor along with the shower room. The third bedroom is on the ground floor and could be utilised as a home office, playroom or dining room if preferred.

The spacious sitting room has a dual aspect, with views to the front and rear of the property and opens into the modern kitchen-dining room which also overlooks the pretty rear garden. The kitchen includes a number of integral appliances, plenty of room for a dining table and has doors leading outside to the garden. A ground floor cloakroom/WC completes the ground floor accommodation, and could potentially be extended to create a further shower room if desired.









Hedgeway, Felpham, Bognor Regis

Approximate Area = 1064 sq ft / 98.8 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1252 sq ft / 116.2 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: 1342953

Stepping outside, the attractive south-facing rear garden is mainly laid to lawn with a generous area of patio and mature, well established borders, trees and shrubs. Further complementing the property is the driveway and attached garage which also has plumbing for a washing machine.

Hedgeway is located near to the boundary between the villages of Felpham and Middleton on Sea. Both villages offer a wide range of local facilities including schools, medical centres, pharmacies, sports centre with swimming pool, golf club and a range of other useful shops. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. 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:///maps.mirror.policy

Council Tax band: D

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.