



78 Felpham Way

Felpham | Bognor Regis | West Sussex | PO22 8QU

Guide Price £500,000

Freehold

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PY500 - 11/25

Features

- **Detached Family Home**
- **3 Bedrooms & 2 Separate Receptions**
- **Enormous Scope & Potential To Improve**
- **Generous Southerly Rear Garden**
- **No Onward Chain**
- **1,284.9 Sq Ft / 119.4 Sq M plus Garage**

Offered For Sale with No Onward Chain, this well proportioned detached family home offers enormous potential to improve. The property sits well back from the road in an elevated position and boasts accommodation comprising: porch/lobby, hallway, kitchen/breakfast room, living room, dining room, conservatory, first floor landing, three double bedrooms, generous bath/shower room and separate wc.

The property also offers a gas heating system via radiators, partial double glazing, on-site parking, an integral garage and good size Southerly rear garden.

An outer hardwood front door leads into an entrance lobby/porch with obscure windows to the front and side, part wood panelling and exposed wood flooring. An inner part glazed door leads into the entrance hall with two natural light windows to the front into the porch/lobby, a staircase rises to the first floor landing with handrail/balustrade and under stair storage cupboard which houses the electric consumer unit and electric meter. Doors lead from the hall into the living room and dining room, while an archway leads into the kitchen/breakfast room.

The kitchen/breakfast room is positioned at the front of the property with windows to the front and side, along with a stable door to the side. The kitchen itself provides a range of units and work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash back surround, integrated 4 burner gas hob with a concealed hood over and oven under, space for a free-standing fridge/freezer, space and plumbing for a washing machine and dishwasher, along with space for a breakfast table and chairs.

The sitting room has a feature double glazed square bay window to the rear, high level double glazed window to the side and an exposed brick original fireplace with recessed gas fire.

Adjacent to the living room is the dining room with exposed herringbone parquet flooring, which leads through into the adjoining pitched roof double glazed conservatory at the rear, which provides access into the rear garden via double glazed French doors.

The first floor landing is a feature of this home, being part gallery style with a high level natural light window to the front over the stairs, an access hatch to the loft space and airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the three bedrooms, the bath/shower room and separate wc.



Bedroom 1 has a double glazed window to the side and part sloping ceiling adding character to the room. Bedrooms 2 and 3 are both dual aspect rooms positioned at the rear of the property, both with double glazed windows to the side and rear, along with part sloping ceilings, with bedroom 3 benefiting a shelved alcove recess.

The bath/shower room has been re-fitted in recent years and provides a corner shower cubicle with fitted shower, bath with mixer tap, wash basin with storage under, obscure double glazed window to the side and an obscure window to the front, along with tiled splash-backs and a fitted, shelved, storage cupboard. Adjacent to the bath/shower room is a separate wc with tiled splash back and an obscure double glazed window to the side.

Externally, to the front there is a driveway providing on-site parking, an area of grass with mature shrubs and foliage and a hedgerow border. Pathways lead to both sides providing access into the rear garden. The integral garage has double doors to the front, a window to the side, power and light and houses the wall mounted Worcester gas boiler. The generous southerly rear garden is a further feature and is very much a blank canvas with a good size lawn, mature shrubs and patio/terrace.

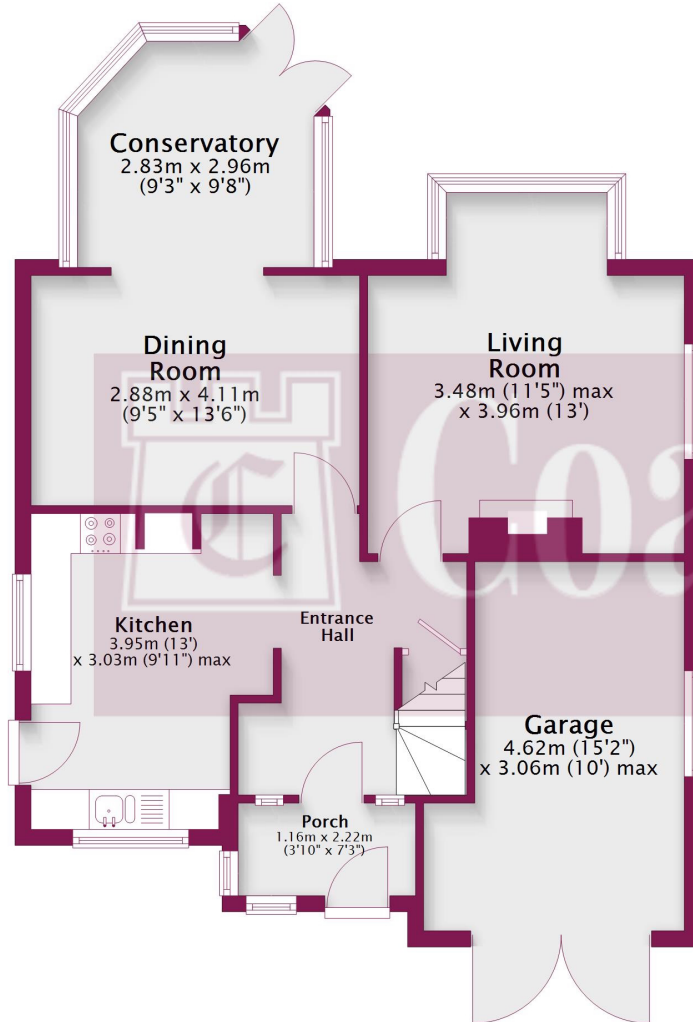
Current EPC Rating: D (63)

Council Tax: Band E £3,351.48 p.a. (Arun District Council / Felpham 2025 - 2026)



Ground Floor

Main area: approx. 58.7 sq. metres (632.0 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.9 sq. feet)



First Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Main area: Approx. 119.4 sq. metres (1284.9 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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