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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



31 Alfriston Close
Felpham, Bognor Regis,
PO22 6QB

Offers in Excess of £350,000 Freehold

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Situated in Felpham, this thoroughly modernised **TWO BEDROOM END-TERRACE BUNGALOW** offers a turnkey opportunity for those seeking contemporary comfort in a well-connected coastal location. Carefully renovated throughout, the property features a **replacement kitchen and bathroom, upgraded central heating**, and stylish finishes, making it completely move-in ready. The home is designed for both convenience and practicality, benefiting from **off-street parking** for multiple vehicles, a **garage**, and a versatile garden room—perfect for additional living space, a home office, or a relaxing retreat. Felpham sits on a flat coastal plain, offering excellent accessibility to the main shopping areas of Bognor Regis, Chichester, Worthing, and Brighton. With the sea nearby and the South Downs National Park within easy reach, the area provides the ideal blend of coastal and countryside living, making this a fantastic place to call home. If this description sparks your interest why not contact **May's** for an appointment to view. After all, you won't know for sure unless you look inside!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; range of storage cupboards; loft housing new combination boiler; light and boarding.

OPEN PLAN KITCHEN/LIVING AREA: 25' 5" x 16' 0" (7.74m x 4.87m)
(maximum measurements).

KITCHEN SECTION: 12'0 x 10'6, range of floor standing drawer and cupboard units having worktop above and matching wall mounted cabinets over, tiled splash backs; integrated microwave; sink with mixer tap; appliance space; breakfast bar;

LIVING ROOM SECTION: 16'0 x 13'1. two radiators; double glazed sliding door to:

GARDEN ROOM: 10' 0" x 7' 10" (3.05m x 2.39m)
radiator; double glazed door to rear garden.

BEDROOM 1: 12' 10" x 9' 5" (3.91m x 2.87m)
plus door recess, two built in double wardrobes; radiator.

BEDROOM 2: 11' 9" x 9' 0" (3.58m x 2.74m)

narrowing to face of fitted double wardrobe; radiator.

BATHROOM:

part tiled walls with matching suite comprising close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; panelled bath with mixer tap; extractor fan; ladder style heated towel rail.

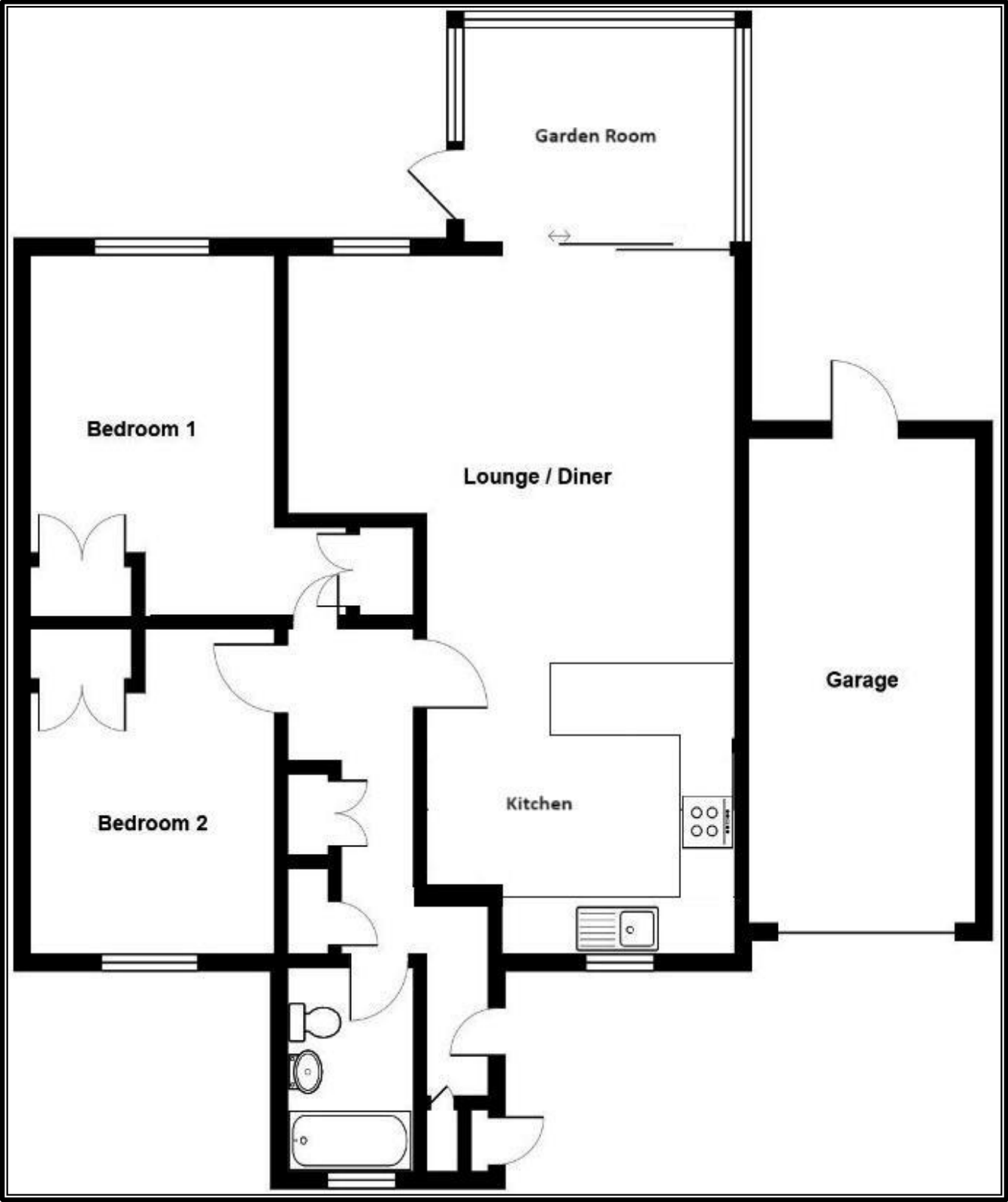
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly east and has been laid to a combination of patio and lawn with flower and shrub borders; greenhouse; personal door to garage. The FRONT GARDEN has again been laid to a combination of lawn and hardstanding providing off street parking for a number of vehicles.

GARAGE: 18' 0" x 8' 5" (5.48m x 2.56m)

with electrically operated up and over door; power and light; personal door to rear garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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