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



**Beeches, 21 Kingsmead**  
**Felpham, Bognor Regis,**  
**PO22 7BD**

**£550,000 Freehold**

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In an era where new homes often prioritise quantity over generous proportions, it's refreshing to find a property that offers both substantial living space and a sizeable garden. This **1920s-built detached chalet-style house** is set on a plot approaching **200ft in depth and nearly 55ft in width**, offering a sense of space that's increasingly hard to come by. Sympathetically improved over the years while retaining its original charm, the home now features a **replacement kitchen and bathroom, a uPVC double glazed conservatory**, and **character touches such as oak strip flooring and open fires**. There's also the practical benefit of a **20ft garage**, and with a **southerly rear garden** and a location just moments from **Felpham village centre**, the appeal is clear. All told, this is a well-balanced home offering comfort, character, and convenience — a combination that rarely becomes available.

Situated less than 400 yards from the heart of Felpham and within easy reach of the coast, the property enjoys excellent access to the wider amenities of Bognor Regis, Chichester, and beyond. The area's recorded sunshine levels, safe bathing beaches, and proximity to both the South Downs National Park and attractions like Goodwood's Festival of Speed all contribute to the enduring popularity of the location. With its versatile accommodation, generous garden, and enviable position, this is certainly a home that warrants a closer look.

## ACCOMMODATION

### ENTRANCE PORCH:

uPVC framed double glazed double doors; quarry tiled floor; part glazed door having leaded light and stained glass feature to:

### HALL:

High output radiator; oak strip flooring; exposed beam; understairs meter/storage cupboard; telephone point.

### FAMILY ROOM: 15' 7" x 14' 2" (4.75m x 4.31m)

into bay narrowing to 10'3. Central open fireplace with timber surround and tiled insert; double aspect; double radiator; exposed beam; TV aerial.

### BEDROOM 1: 13' 9" x 10' 0" (4.19m x 3.05m)

Double radiator; exposed beam.

### SITTING ROOM: 14' 9" x 12' 0" (4.49m x 3.65m)

Central fireplace with brick surround; oak strip flooring; double radiator; TV aerial point; a double aspect room, south and west, with uPVC framed double glazed double doors to:

### CONSERVATORY: 18' 3" x 12' 6" (5.56m x 3.81m)

Of uPVC framed double glazed construction with ceramic tiled floor; double glazed double doors to garden; double glazed door to:

### KITCHEN/BREAKFAST ROOM: 16' 0" x 12' 0" (4.87m x 3.65m)

Maximum measurements. With range of drawer and cupboard units having worktop above, tiled splash backs and wall mounted cabinets over; inset Franke stainless steel sink; range of integrated appliances including dishwasher, double oven induction hob and extractor hood; further range of matching floor to ceiling cupboards, one housing washing machine (not included), whilst the other contains replacement gas fired boiler (2017) plus lagged hot water cylinder; high output radiator; recessed ceiling lights; TV aerial point; double glazed door to garden.

### G.F. SHOWER ROOM: 7' 0" x 5' 9" (2.13m x 1.75m)

shower unit with glazed shower screen; wash basin inset in moulded worktop with storage cabinets beneath; ladder style heated towel rail; fully tiled walls; medicine cabinet; shaver point; ceramic tiled floor with underfloor heating; recessed ceiling lights.

### SEPARATE W.C.:

low level W.C. having concealed cistern; wash basin inset in vanity unit with cabinet beneath; ceramic tiled floor with underfloor heating.

### LANDING:

shelved storage cupboard.

### BEDROOM 2: 13' 4" x 9' 0" (4.06m x 2.74m)

to face of full width wardrobe cupboards; eaves storage cupboard; high output radiator; TV aerial point.

### BEDROOM 3: 16' 7" x 9' 6" (5.05m x 2.89m)

narrowing to 6'6. Of irregular shape with double wardrobe cupboard; double radiator; TV aerial point; double aspect, south and west; inspection hatch to roof space.

### BEDROOM 4: 13' 6" x 7' 0" (4.11m x 2.13m)

the former into sloping ceiling. Double built in wardrobe cupboard; access to eaves storage space; double radiator; TV aerial point; double aspect, south and east; inspection hatch to roof space.

### CLOAKROOM:

With low level W.C. and pedestal wash basin; ladder style heated towel rail (- it may be possible to create a shower room within this area).

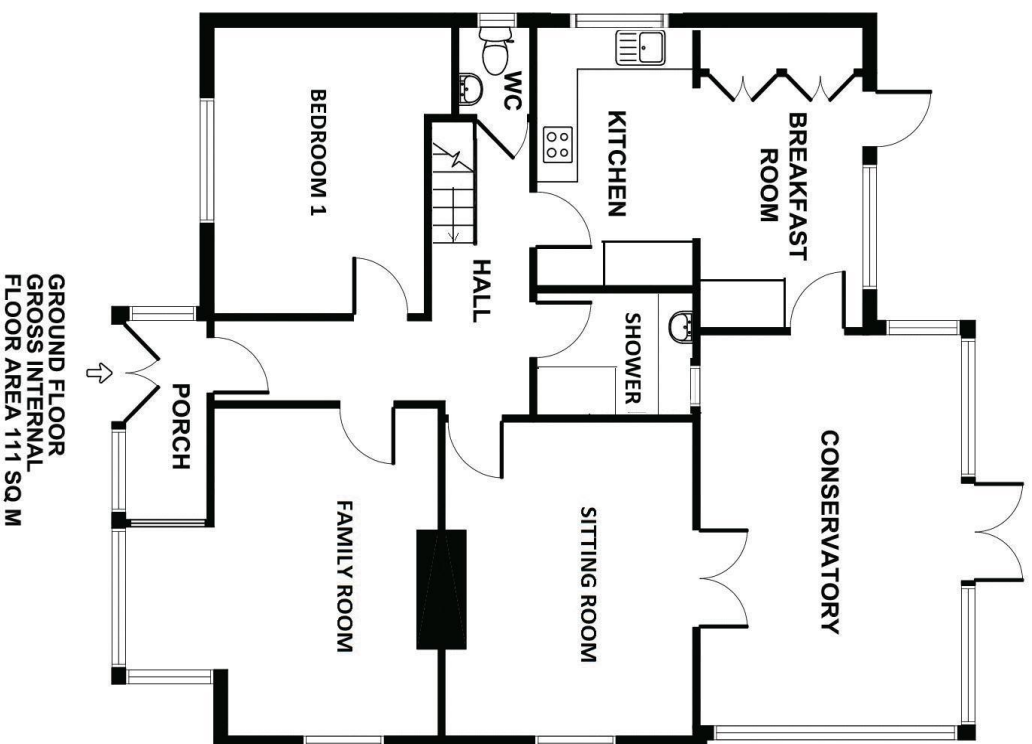
## OUTSIDE AND GENERAL

### GARDENS:

The Rear Garden is a particular feature of the property facing roughly south and sub-divided into two well defined areas. This area is laid to large patio with lawn and enclosed by a combination of mature shrub hedging and lapped timber fencing. Secondary area which has been laid out as a "Kitchen Garden", again surrounded by mature shrubs and trees. To one side of the property is a grassed driveway, reinforced with polycarbonate sub-structure. The Front Garden has been laid to brick paved hardstanding providing parking for a number of vehicles.

### GARAGE: 20' 6" x 10' 8" (6.24m x 3.25m)

Having power and light; with separate consumer unit; plus metal up and over door.

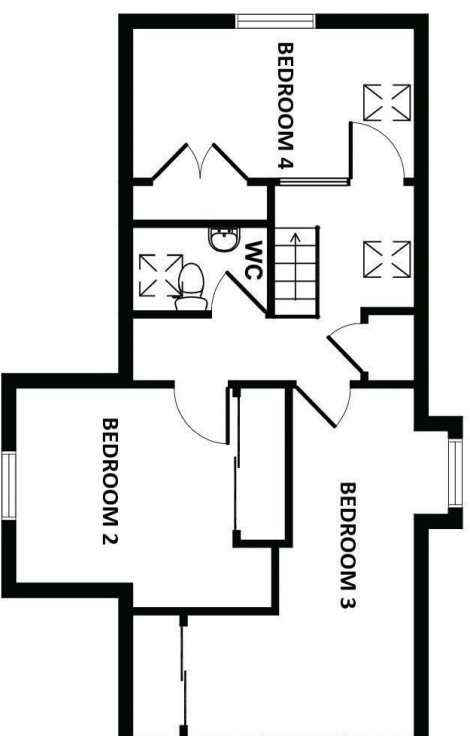


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 111 SQ M

**21 KINGSMEAD**

**APPROX. GROSS INTERNAL FLOOR AREA 1711 SQ FT / 159 SQ M**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 48 SQ M





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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