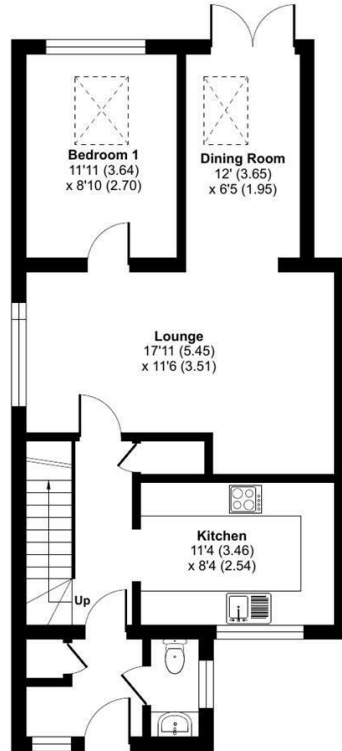
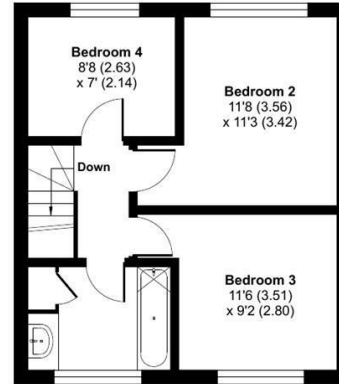




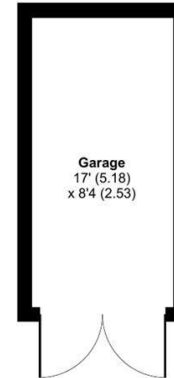
25 PULBOROUGH WAY, FELPHAM, WEST SUSSEX, PO22 6QR



GROUND FLOOR



FIRST FLOOR



Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 1160 sq ft / 107.6 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). © nclhcom 2025. Produced for Sims Williams. REF: 1230053



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£350,000 Freehold

25, PULBOROUGH WAY,
FELPHAM,
WEST SUSSEX, PO22 6QR

- Modern Extended End of Terrace House
- Three/Four Bedrooms
- Family Bathroom with Jacuzzi Bath
- Downstairs Cloakroom
- Sitting Room
- Dining Area with Vaulted Ceiling
- Modern Fitted Kitchen with Fitted Appliances
- Low Maintenance Secluded Garden
- Garage in Compound
- Vendor Suited

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = C

This property is situated in a quiet cul-de-sac on the popular Flansham Park Estate in Felpham. It is conveniently close to bus stops, local schools, a doctor's surgery, and the village shops in Middleton-on-Sea. Additionally, Worms Wood and Larks Field Recreation Ground are easily accessible. A few miles away, Felpham Seafront and Felpham Village offer further shops, cafes, and amenities. The cathedral city of Chichester is approximately 7 miles north of the property, providing a variety of shops, popular restaurants, and a theatre.

This extended end-of-terrace house is presented in immaculate condition and has been refurbished throughout to a very high standard. Upon entering the property, you will find an entrance hall with two useful coat cupboards and a cloakroom. The modern fitted kitchen features a range of base and wall units, complete with fitted appliances. The lounge is open-plan to the dining room extension, which boasts an unusual vaulted ceiling and patio doors leading to the garden. There is also a double bedroom/office that opens off the lounge.

On the first floor, there are two double bedrooms and a single bedroom. The modern family bathroom includes a jacuzzi bath with a shower overhead and a fitted vanity sink unit.

Directions

Just before the Flansham roundabout on the A259 turn right into Flansham Park and take the fifth turning on the left into Pulborough Way. Bear round to the left and the property will be found in the left hand corner.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

