



Candle Villa, 8 Felpham Road, Felpham - PO22 7AZ

Guide Price £495,000 Freehold



STRIDE & SON

Candle Villa, 8 Felpham Road

Felpham, Bognor Regis

Situated close to the beach in the popular seaside village of Felpham, a surprisingly spacious 3 storey period mid-terraced house offering charming and well-presented 4 bedroomed accommodation, including an attractive courtyard garden, and private parking for 2 cars.

- Victorian terraced 3 storey townhouse
- 4 bedrooms, 2 bathrooms
- Study/dressing room
- 3 reception rooms
- Large kitchen/dining room
- Utility room
- Attractive courtyard garden
- Private off-street parking for 2 cars
- Convenient village centre location
- Only about 300 yards from beach







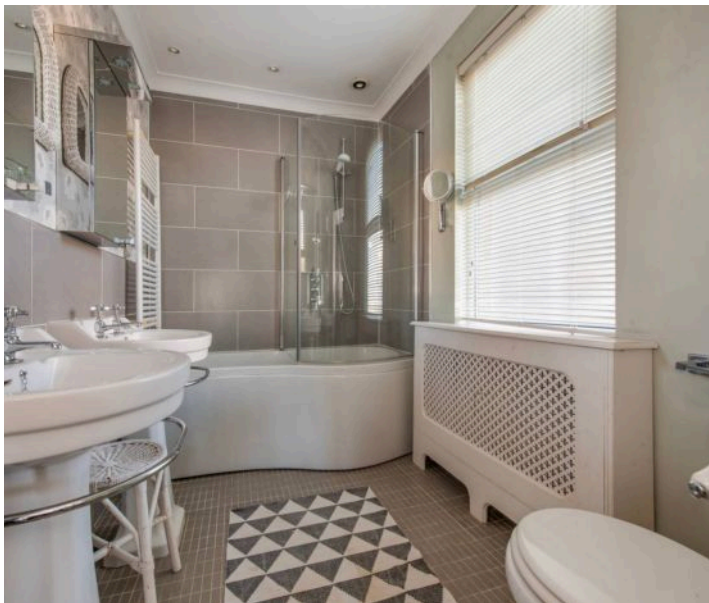
ACCOMMODATION:

Forming part of an imposing and slightly elevated period terrace, this brick-built home is understood to date from the Victorian era and retains a wealth of character features, including several fireplaces, while being thoughtfully arranged to suit modern family living.

The ground floor opens into an inviting sitting room with bay window, leading through to a snug, ideal as a second reception room or cosy retreat. To the rear lies a generous kitchen/dining room, open plan to a third reception/family room, well designed for everyday living and entertaining, with access through to a useful utility room and enjoying views over the courtyard garden.

The first floor provides a spacious principal bedroom with bay window, alongside a superb family bathroom/shower room, and a small study/dressing room. A further double bedroom benefits from its own ensuite bathroom, offering excellent guest accommodation. On the second floor are two additional bedrooms.

Outside, the easterly facing courtyard garden is attractively enclosed and offers a private and low-maintenance outdoor space, with rear access leading to a private hardstanding providing off-street parking for two cars — a rare and valuable feature for a property of this nature and location.



LOCATION:

The property is situated towards the southern end of Felpham village centre, within easy reach of local shops, schools, public houses and recreational facilities, including a sports centre with swimming pool, sailing club and golf club. The beach is approximately 300 yards away, and regular bus services provide convenient links to Bognor Regis and the cathedral city of Chichester. Bognor Regis includes a pier, promenade and a variety of bars and restaurants as well as the mainline railway station (London to Victoria approximately 1 hr 45 minutes).

Chichester is about 8 miles to the north-west and offers an excellent range of shopping with a wide range of restaurants and leisure facilities. The arts are well catered for with Pallant House Gallery and Chichester Festival and Minerva Theatres.

Other recreational activities include horse racing at Goodwood, which also has its own private country club and hosts the Festival of Speed and September Revival Meeting at its historic motor circuit.

Services: All Main | Local Authority: Arun District Council | Council Tax: Band D | Energy Rating: Band D

what3words: ///ramp.weeks.loans





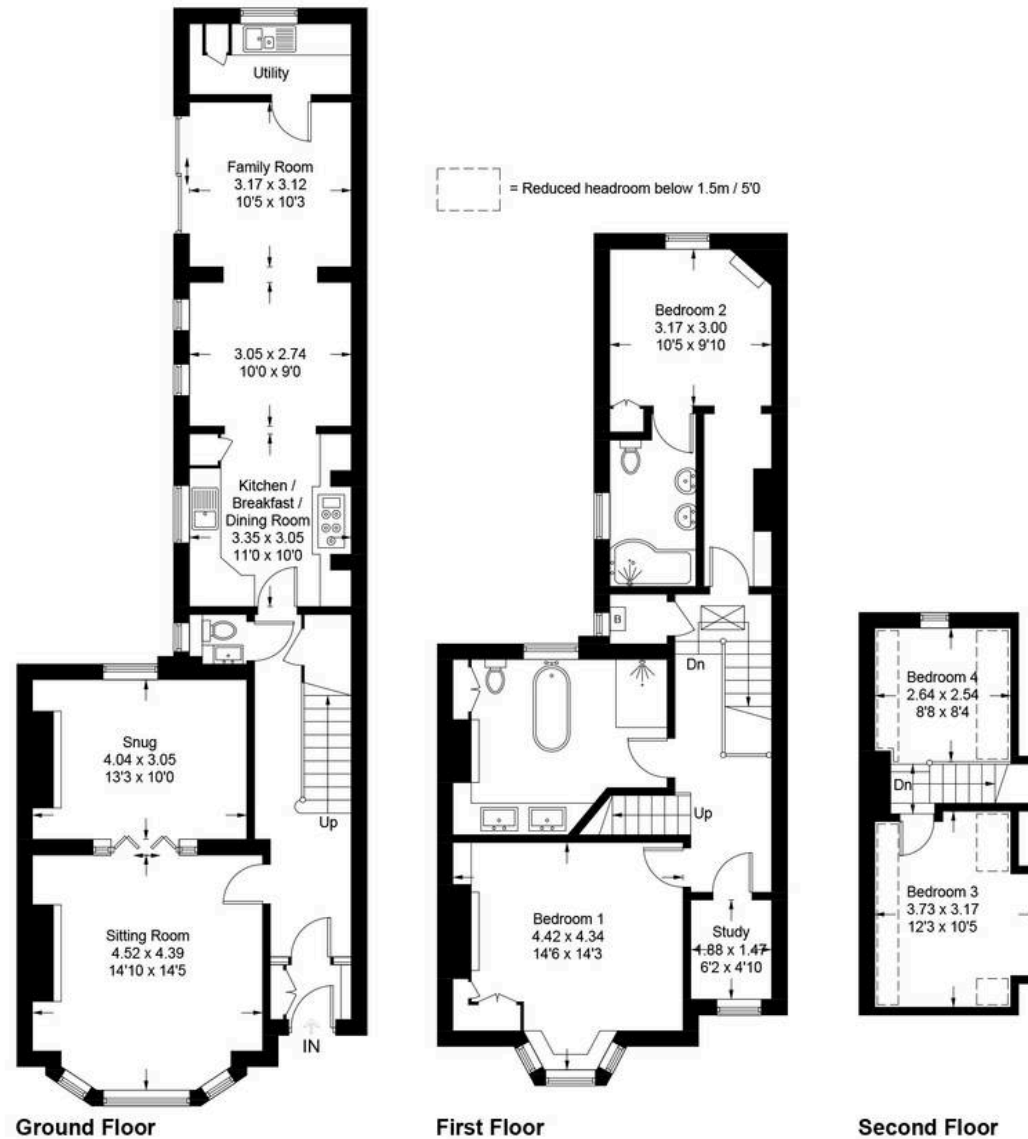


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Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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