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Courtlands Way, Felpham, Bognor Regis

Guide Price £375,000



This well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike.

The ground floor features a bright living room with a bay window and a fully integrated wood burner, a fitted kitchen with ample storage, and a conservatory to the rear providing an excellent additional reception or dining space overlooking the garden. A separate reception room offers flexibility for use as a study or playroom, along with the benefit of a ground floor wc.

Upstairs, there are two well-proportioned bedrooms, including a generous principal bedroom and a modern family bathroom fitted with contemporary fixtures.

Outside, the property benefits from a private driveway, a detached garage and a fully insulated garden office complete with power and Wi-Fi - ideal for working from home, or equally suited as a creative studio or peaceful retreat.

Further benefits include gas central heating, ensuring comfort throughout the year.

Conveniently located close to local amenities, schools and transport links, this property offers flexible living in a popular residential area. Early viewing is recommended.



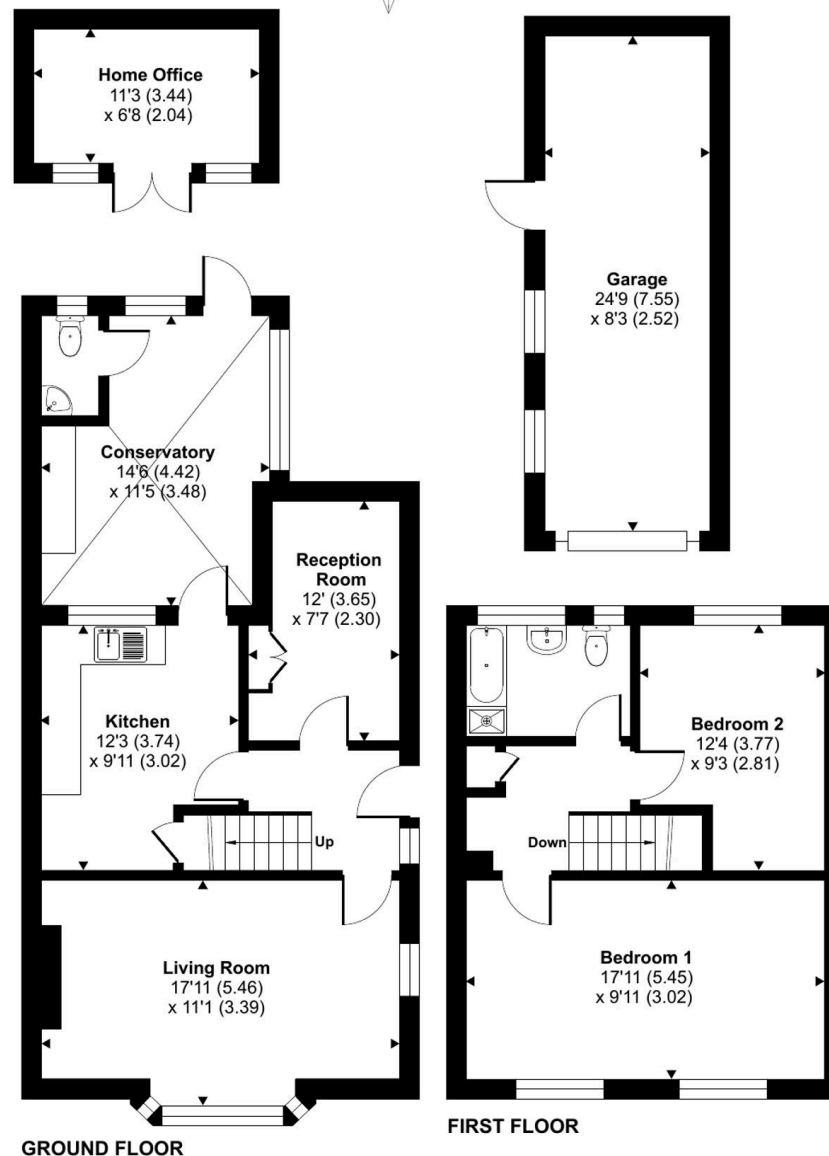
Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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Courtlands Way, Bognor Regis, PO22

Approximate Area = 1040 sq ft / 96.6 sq m
 Garage = 205 sq ft / 19 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 1321 sq ft / 122.6 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). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1451052





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: