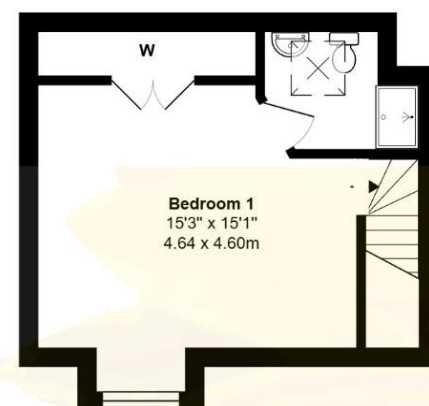
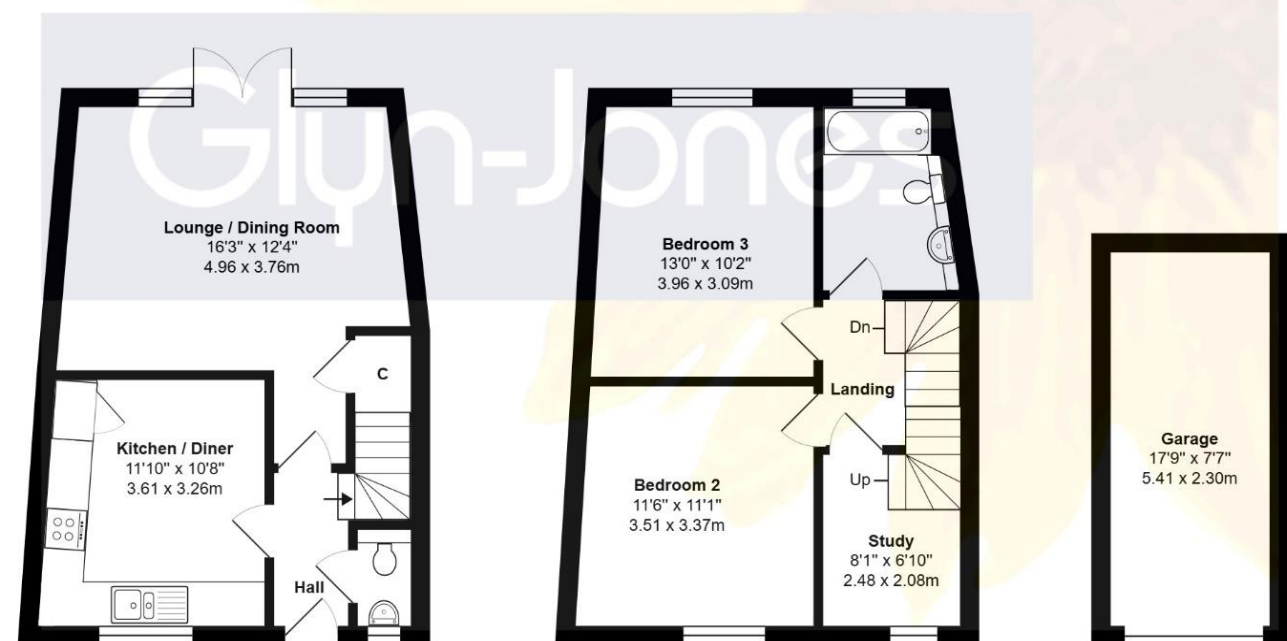




Second Floor



Ground Floor

First Floor

Total Area: 1337 ft² ... 124.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026

Energy Efficient Rating: C | Council Tax Band: D

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

61 Meaden Way, Felpham, West Sussex PO22 8FA

£335,000 Freehold



Three Bedroom End Terrace Home | Popular Residential Development | Arranged Over Three Floors | NO ONWARD CHAIN | Spacious + Flexible Accommodation - Three Double Bedrooms + Separate Study | South-Westerly Facing Rear Garden | Allocated Parking | Garage | Welcoming Entrance Hall | Dual Aspect Living/Dining Room With Patio Doors To Garden | Modern Kitchen/Breakfast Room | Ground Floor Cloakroom | Ground Floor Storage | Two First Floor Double Bedrooms | First Floor Family Bathroom | Separate Study With Stairs To Second Floor | Master Bedroom With Built In Wardrobes + En-Suite, Occupying The Whole Of The Top Floor | Garden Laid To Patio + Artificial Lawn With Side Gate | Convenience Store On The Development | Within Easy Reach Of Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to offer to the market this well-presented three bedroom end-of-terrace home, occupying a pleasant position within this popular residential development in Felpham. Arranged over three floors and offered for sale with NO ONWARD CHAIN, the property provides spacious and flexible accommodation including three double bedrooms and a separate study, together with a south-westerly facing rear garden, parking and garage.

The ground floor is home to a generous dual-aspect lounge/dining room featuring large French doors opening directly onto the rear garden. This versatile room provides plenty of space for both relaxing and dining, with the garden easily accessible from the living area. The kitchen/diner is positioned to the front and is fitted with a range of integrated appliances, while a useful cloakroom and storage cupboard complete the ground floor.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

61 Meaden Way, Felpham, West Sussex PO22 8FA
£335,000



The property is well placed for enjoying the amenities and coastline of Felpham. Felpham village is within walking distance and offers a range of local facilities, including popular pubs and a post office, while Felpham Beach is also close by. From the beach, the promenade provides an attractive coastal route towards Bognor Regis or in the opposite direction towards Elmer. There is a good selection of local schools nearby, making this the ideal location for families. For commuters, Bognor Regis and Barnham railway stations provide services towards London Victoria and other major destinations across the south, while the surrounding road network and bus routes offer convenient access to the wider area. The surrounding coastline and countryside provide plenty to explore, with the South Downs National Park, the historic town of Arundel and the cathedral city of Chichester all within easy reach.

Combining three double bedrooms with the added versatility of a separate study, three floors of accommodation, a south-westerly garden, parking and a garage, this is a versatile home in a convenient and well-established location. Viewing is highly advised to appreciate everything this property has to offer. NO ONWARD CHAIN

On the first floor are two well-proportioned double bedrooms, a modern family bathroom and a separate study. The study provides an ideal space for home working or simply additional storage whilst providing access to the second floor. The entire top floor is given over to the principal bedroom, creating a spacious and private suite. The room benefits from built-in wardrobes and a modern en-suite shower room, providing both excellent storage and convenience.

Outside, the south-westerly facing rear garden is a real feature of the property. The garden has been arranged with a paved patio and artificial lawn, creating a low-maintenance space ideal for entertaining and outdoor dining. Adjacent to the property is parking for one vehicle, along with a useful garage providing additional storage and parking. The development itself also benefits from having a convenient shop, meaning everyday essentials are just a short walk from the front door.

