



1a Golf Links Road, Felpham

Guide Price £475,000

 **Henry Adams**
estate agents

1a Golf Links Road

- A Spacious, Detached Chalet House
- 1,799 Sq Ft (inc. Attached Garage)
- Recently Refitted Kitchen-Breakfast Room
- Large Sitting-Dining Room
- 2 Double Bedrooms, Both En-suite
- Both En-suites Recently Refitted or Modernised
- Southerly Rear Garden
- Ample Parking and Garage
- Quiet Residential Area

This well presented chalet style house offers a surprising level of accommodation and has the advantage of a recently refitted kitchen-breakfast room as well as a new bathroom and modernised en-suite. Positioned within a quiet residential area neighbouring the golf club, the property has potential to create further bedroom space if desired, and enjoys a private southerly garden.

The accommodation is arranged over two floors, measures a generous 1,799 sq ft (including the attached garage) and briefly comprises entrance porch and hallway with cloakroom and access to the cellar. The modern and recently replaced kitchen-breakfast room is found to the right hand side and includes integral oven, hob, cooker hood, dishwasher and washing machine, with space for a fridge/freezer and breakfast table. To the rear of the property is the sitting and dining areas. Currently open plan to each other and both with a sliding door leading to the rear garden, this space could be adapted if required to create additional bedroom space. A double bedroom with recently updated en-suite bathroom complete the ground floor.

Cont









Golf Links Road, Felpham, Bognor Regis

Approximate Area = 1278 sq ft / 118.7 sq m

Limited Use Area(s) = 328 sq ft / 30.4 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1799 sq ft / 167 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). © nichecom 2026. Produced for Henry Adams. REF: 1515851

Denotes restricted head height

Stairs from the entrance hall rise to the first floor bedroom suite. The large landing area provides space for a study area, as well as access into the eaves space. The principal bedroom benefits from a recently re-fitted en-suite bathroom which is large enough to have a walk-in shower cubicle in addition. This bedroom also provides further access to further eaves space for storage. Potentially, the first floor accommodation could be remodelled and extended to provide additional bedroom space.

Outside, there is ample off-road parking to the front, with the driveway leading to the attached garage at the side. Mainly laid to lawn with areas of patio, the delightful rear garden provides a high level of privacy and enjoys a southerly aspect. Accessed from the garden is a store/workshop which leads into the rear of the garage.

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range of facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words [///towers.editor.risk](https://www.what3words.com/towers.editor.risk)

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.