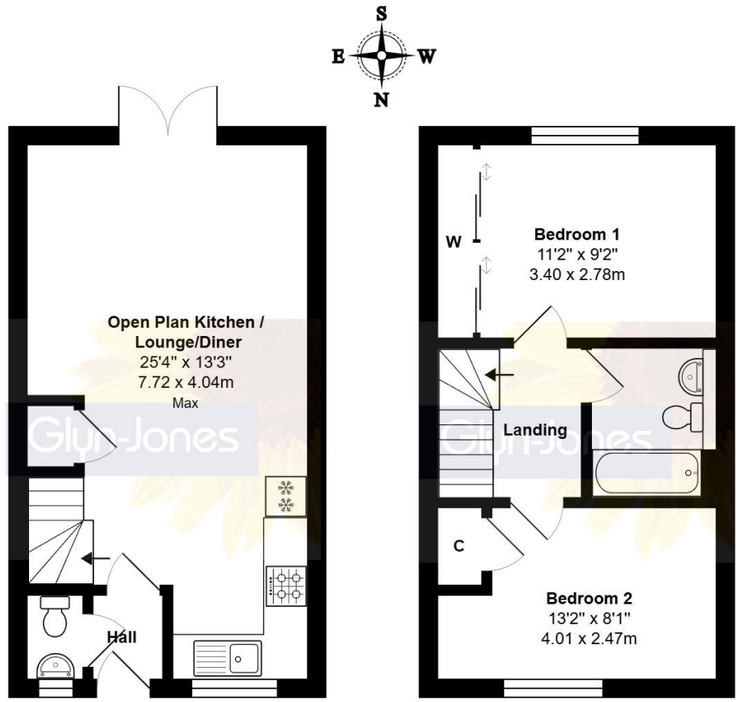


Ground Floor **First Floor**

Total Area: 668 ft² ... 62.0 m²

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





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Glyn-Jones

Littlehampton Office
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littlehampton@glyn-jones.com

2 Meaden Way, Felpham
PO22 8FJ
£269,000 Freehold

Glyn-Jones



Situated in a highly sought-after location in Felpham, this beautifully presented two-bedroom family home offers stylish, comfortable living in an excellent setting.

The property boasts a light and airy living area with double doors opening directly onto the well-maintained rear garden, creating a seamless indoor–outdoor living experience. The modern fitted kitchen features a range of base and eye-level units with integrated appliances, complemented by a bright and practical downstairs cloakroom.

Upstairs, there are two generous double bedrooms, both benefiting from built-in storage, alongside a contemporary family bathroom finished to a high standard.

The rear garden enjoys gated side access and has been designed for low-maintenance living, mainly laid to AstroTurf with a small, paved seating area. A timber storage shed is located at the end of the garden, providing useful additional storage.

To the side of the property is a driveway offering off-road parking, as well as an allocated car barn.

Ideally positioned close to the village of Felpham and easily accessible via the bypass, the home is conveniently located near a range of local amenities, including a doctor's surgery, sports centre, and a variety of shops.

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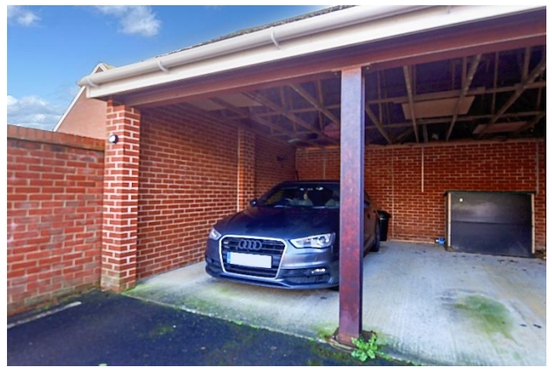


Felpham is a highly regarded coastal village offering a peaceful seaside lifestyle combined with excellent local amenities. Known for its charming village atmosphere, the area features a selection of independent shops, cafés, a village green, and a popular pub, all within easy reach. The unspoilt shingle beach and coastal path provide scenic walks and stunning sea views, perfect for outdoor enthusiasts.

The village is well served by reputable schools, including Felpham Community College, making it a popular choice for families. Bognor Regis town centre is just a short distance away, offering a wider range of shopping, leisure facilities, and a mainline railway station with direct links to London and along the south coast. With its blend of coastal charm, community feel, and convenient transport connections, Felpham remains a sought-after location for both permanent residents and second-home buyers.







Energy Efficient Rating: C

Council Tax Band: C

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. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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