



36 Wood Hill Way, Felpham

Guide Price £329,950

 Henry Adams
estate agents

36 Wood Hill Way

- Modern, Well Presented House
- Semi-Detached
- 972 Sq Ft in Total
- 3 Bedrooms, 2 Bath/Shower Rooms
- Modern Kitchen, Sunny Sitting Room
- Attached Garage
- Driveway for 2 Vehicles
- Private, South Facing Rear Garden
- Quiet Cul-de-Sac Location

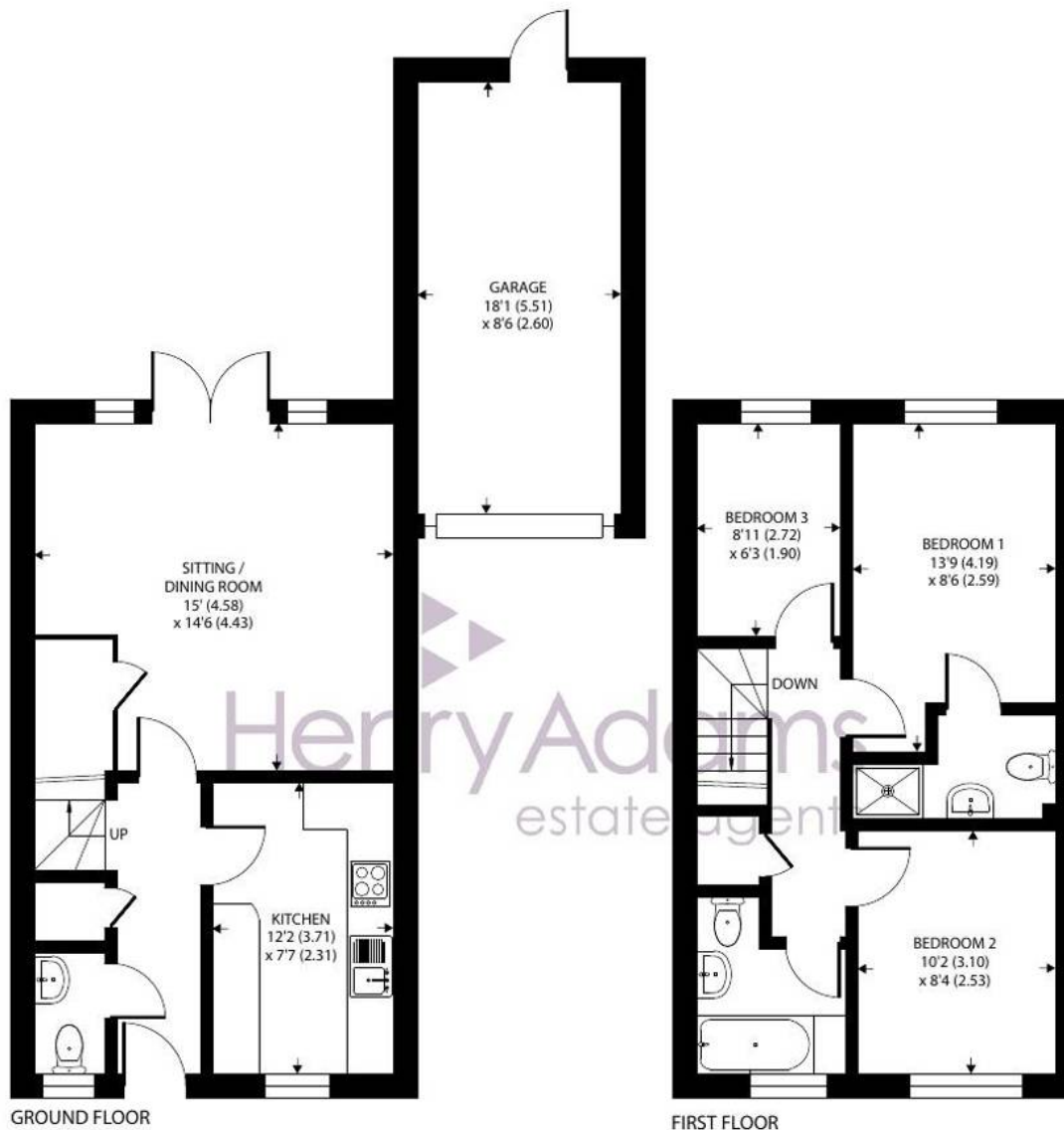
This modern and well presented semi-detached house is located within a quiet cul-de-sac and offers a superb blend of comfort, style and practicality.

Measuring 972 sq ft (including the attached garage) the accommodation briefly comprises a bright and inviting hallway that leads seamlessly into the heart of the home - a spacious, sunlit sitting room that includes a large under stairs storage cupboard and with French doors opening on to the rear garden which provides a good level of privacy as it backs on to neighbouring bungalows. The contemporary kitchen is located at the front of the building and is thoughtfully designed with sleek cabinetry, ample worktop space, and space for a breakfast table. A cloakroom/WC completes the ground floor.

Stairs rise from the entrance hall to the first floor landing. From here the principal bedroom benefits from its own en-suite shower room, complementing the modern family bathroom and ensuring convenience for the whole household. Bedroom two is also a double room, whilst the third bedroom is currently used as a dressing room, but would be ideal for a child, or as a study for those working from home.







Wood Hill Way, Felpham, Bognor Regis

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 972 sq ft / 90.2 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.
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Additional highlights include an attached garage and a private driveway with space for two vehicles, providing secure parking and extra storage. This attractive home is ideally situated for those seeking a tranquil lifestyle, with the added benefit of a south-facing aspect that fills the interior with sunshine throughout the day. Whether you are a growing family or a professional couple, this property offers a welcoming environment and a versatile layout to suit a variety of needs.

Wood Hill Way is located to the north and on the outskirts of the pretty village of Felpham. The village offers a wide range of local facilities including schools, a medical centre, 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.

What 3 Words [///result.vouch.skins](#)

Service Charges: We understand the service charges for the current year are: Greenbelt: £122.51 and Bartley Management: £118.43

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.