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Ley Road, Felpham, Bognor Regis
£650,000



A beautifully renovated three bedroom detached bungalow, occupying a prime position on one of the highly sought after private roads within Felpham Fields. Just 850 yards from Felpham Beach, within easy walking distance of King George V Playing Field and offered for sale with no onward chain, this exceptional home combines stylish coastal living with effortless single storey accommodation. Having undergone an extensive renovation, the property is presented in immaculate, move in ready condition. The current owners have thoughtfully transformed this home, with improvements including a stunning new kitchen, stylish new bathrooms, new flooring and carpets throughout, a complete rewire, replacement central heating system, new pipework and boiler and so much more, all finished to a high standard. The result is a beautifully modern yet welcoming home, ready for its next owners to enjoy from day one. At the heart of the home is the stunning kitchen diner that leads on to a living room. Designed for modern lifestyles, this impressive space is perfect for entertaining, family gatherings or simply unwinding after a day by the sea. Double French doors open directly onto the garden, filling the room with natural light and creating a seamless connection between indoor and outdoor living.. Designed for modern lifestyles, this impressive space is perfect for entertaining, family gatherings or simply unwinding after a day by the sea. Double French doors open directly onto the garden, filling the room with natural light and creating a seamless connection between indoor and outdoor living. The beautifully appointed kitchen has been thoughtfully designed to combine style and practicality, featuring elegant navy shaker style cabinetry complemented by marble effect worktops and light grey metro tiled splash backs. A ceramic sink with drainer sits beneath a brushed gold swan neck tap, perfectly matched by brushed gold cupboard handles. Integrated appliances include a fridge freezer and dishwasher, while a freestanding range cooker with extractor hood creates a striking focal point. Completing the space is a breakfast bar, providing the ideal spot for casual dining, entertaining or everyday living.

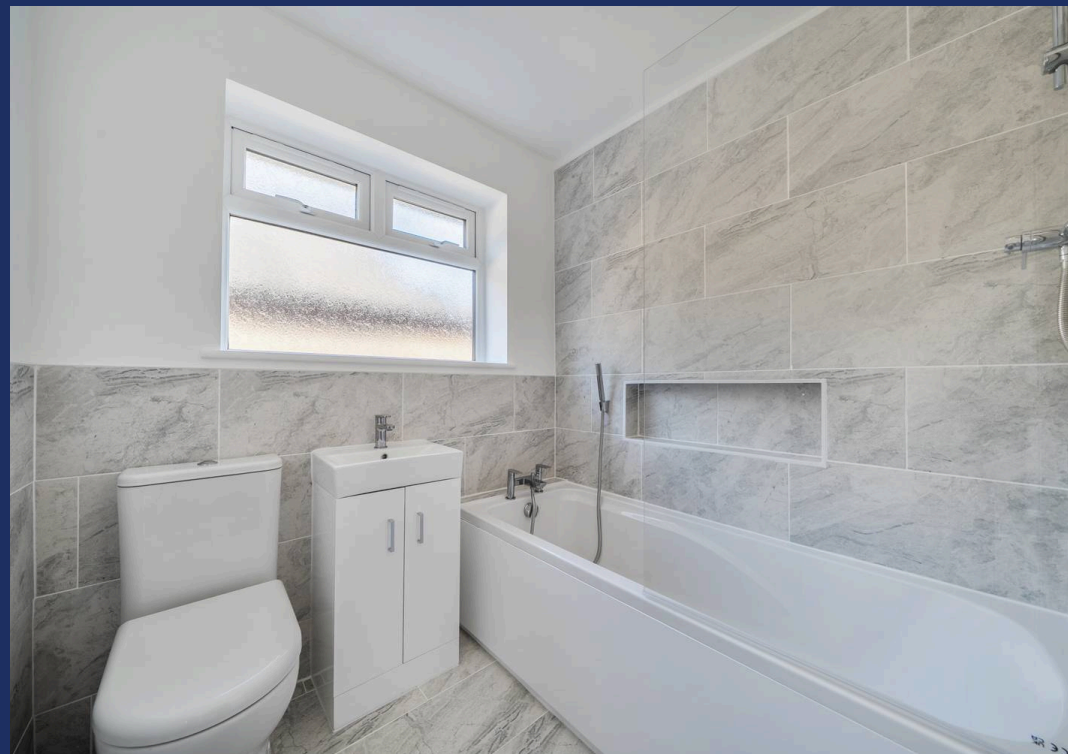
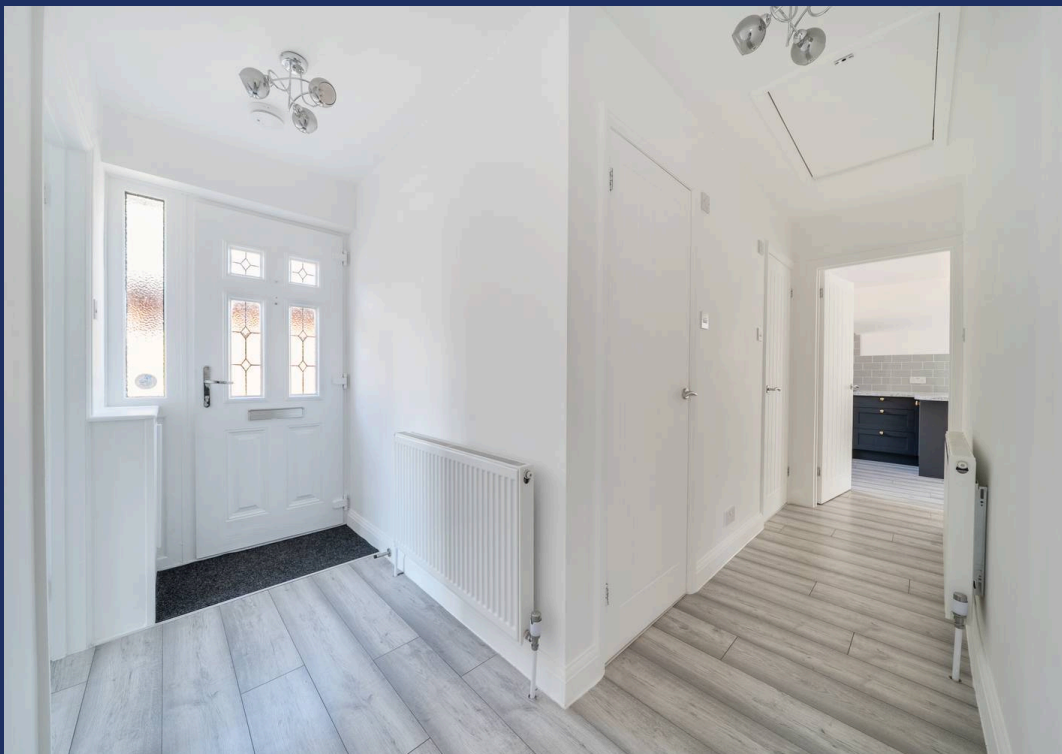




The accommodation continues with three generous double bedrooms, including a superb principal bedroom complete with its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while a separate cloakroom provides added convenience for guests. The bathroom and en-suite have been finished to a high standard, featuring contemporary tiling and elegant recessed shower niches, adding a touch of luxury and practicality to the space. Outside, the property enjoys an attractive frontage, ample driveway parking and a private, secluded rear garden. The garden has been thoughtfully landscaped with a resin patio area, complemented by stylish upright lighting, creating the perfect space for outdoor dining, entertaining and relaxing during the warmer months. The remainder is laid to lawn, offering plenty of space for families, pets or keen gardeners to enjoy. Gated side access provides convenient entry to the garden, while the overall setting offers a wonderful sense of privacy and seclusion. What truly sets this home apart is the quality of the renovation and attention to detail throughout. Every aspect has been carefully considered to create a home that feels both elegant and easy to live in. With no onward chain, the next owner can move straight in and immediately begin enjoying everything this desirable coastal location has to offer. Whether it's a morning stroll along the beach, hosting family and friends in the impressive open plan living space, or enjoying the tranquillity of this exclusive private road, this is a home that delivers an exceptional lifestyle as well as outstanding convenience. A viewing is strongly recommended to fully appreciate the quality, space and superb location of this exceptional bungalow.



****Some images have been digitally enhanced or virtually staged for illustrative purposes only.**



- No Onward Chain
- Located on the Desirable Felpham Fields Private Roads
- Just 850 Yards from Felpham Beach
- Fully Renovated and Ready to Move Straight Into
- Stunning Kitchen Diner that flows into Living Room
- Three Generous Double Bedrooms
- Principal Bedroom with En Suite Shower Room
- Stylish Shaker Kitchen with Integrated Appliances & Range Cooker
- Modern Bathroom, En Suite & Separate Cloakroom
- Driveway Parking and Private Rear Garden

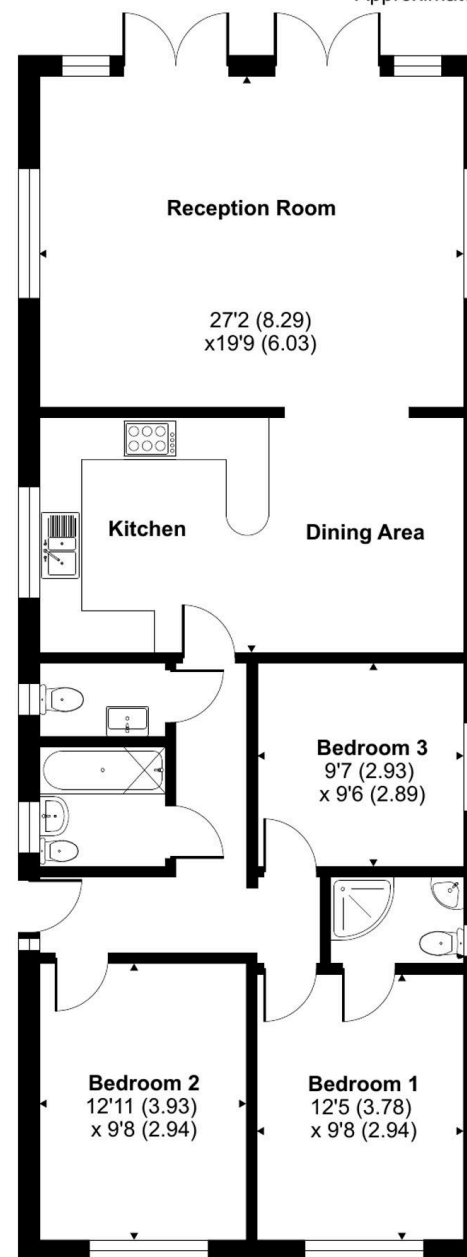


Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post 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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Ley Road, Bognor Regis, PO22

Approximate Area = 1074 sq ft / 99.7 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1468652





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D