



34 Whitelands, Felpham

In Excess of **£450,000**

34 Whitelands

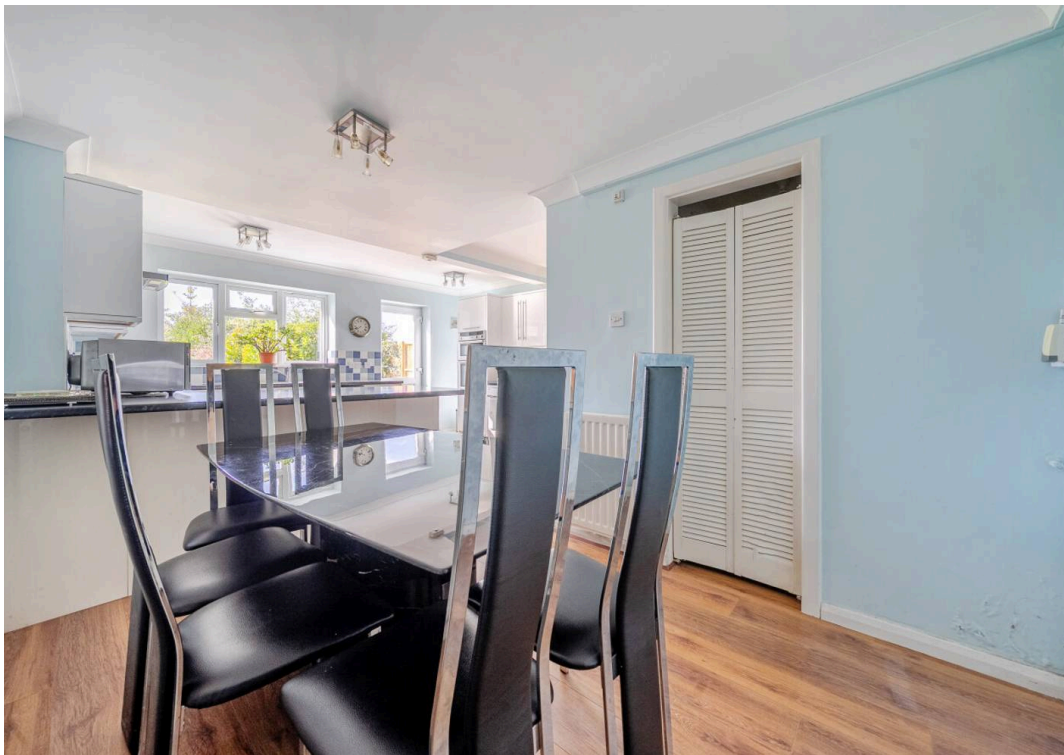
- Extended, Detached Bungalow
- No Forward Chain
- 1,435 Sq Ft in Total
- 3 Bedrooms
- Modern Kitchen-Dining Room
- Shower Room & 2nd Toilet
- South Facing Rear Garden
- Integral Garage
- Ample Parking on Driveway
- Quiet Residential Area

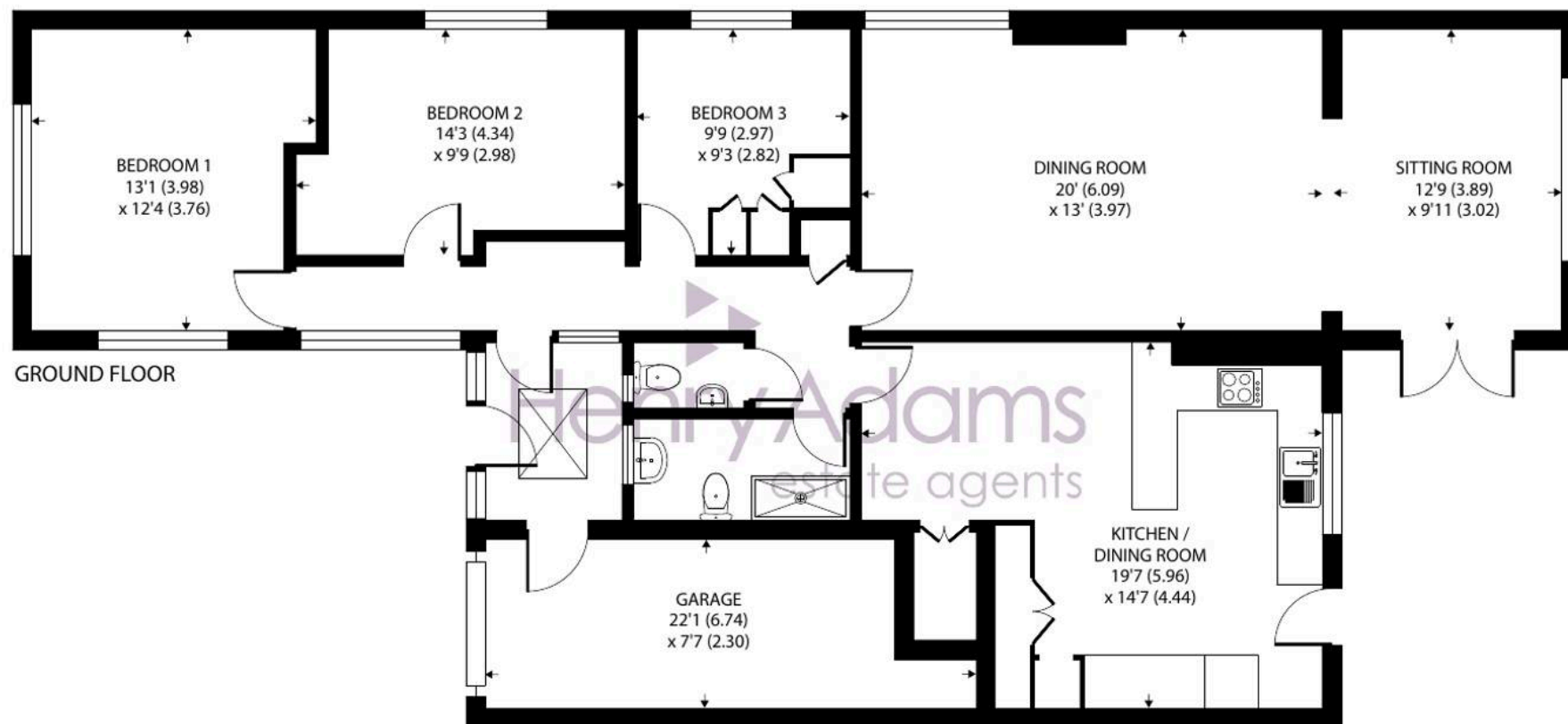
Located within a quiet and sought-after residential area, this spacious link-detached bungalow boasts a wonderful blend of adaptable modern living and classic charm. With no forward chain, this property presents a fantastic opportunity for those looking to settle into a spacious and inviting home.

The property has been extended by the current owner to create an impressive 1,435 sq ft of accommodation, including the integral garage. The accommodation briefly comprises: entrance lobby with doors into the garage and entrance hall. From the hallway, the three bedrooms will be found, two of which are generous double rooms and the third being a generous single room. At the end of the hallway the sitting room has been extended to provide an additional reception area, perhaps providing a formal dining area, or second sitting area overlooking the southerly rear garden with access via the French doors.

Cont







Whitelands, Bognor Regis

Approximate Area = 1298 sq ft / 120.5 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1435 sq ft / 133.2 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). © n:checom 2025.
Produced for Henry Adams. REF: 1363653

The kitchen is equipped with a range of modern white units. This has also been extended and now provides room for a dining table and access to the garden. The shower room with wash basin and toilet, and the separate WC complete the accommodation.

Outside, the rear garden measures approximately 75ft in length and enjoys a southerly aspect. The garden is mainly laid to lawn with mature shrubs and borders, a large area of patio and side access to the driveway. The property's integral garage provides additional storage space and provides potential for conversion if further accommodation is desired. Moreover, the ample parking available on the driveway ensures convenience for residents and visitors.

Whitelands 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 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 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///admits.stars.rugs

Council Tax band: E

Tenure: Freehold

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.