

45 Flansham Park, Felpham

Guide Price £264,000

Henry Adams
estate agents

45 Flansham Park

- Well Presented Mid Terrace House
- 616 Sq Ft Accommodation
- Sitting/Dining Room
- Stylish Kitchen
- Two Bedrooms
- Low Maintenance Garden
- Garage in Nearby Block

A viewing of this immaculately presented two bedroom mid terrace house is highly recommended to fully appreciate the well-laid-out accommodation on offer. Situated in a popular residential area, the property enjoys convenient access to local schools, shops, and regular bus services, making it an ideal choice for first-time buyers, small families, or investors.

The accommodation is well proportioned throughout and has been carefully maintained. The ground floor comprises a welcoming sitting/dining room with ample space for everyday living, along with a stylish kitchen providing good storage and workspace, as well as a number of integrated appliances and space for a washing machine.

To the first floor are two good sized bedrooms and a modern bathroom, all presented in a clean, neutral style.

Externally, the property benefits from a low-maintenance garden. A garage will be found in a nearby courtyard and on-street parking is readily available nearby.

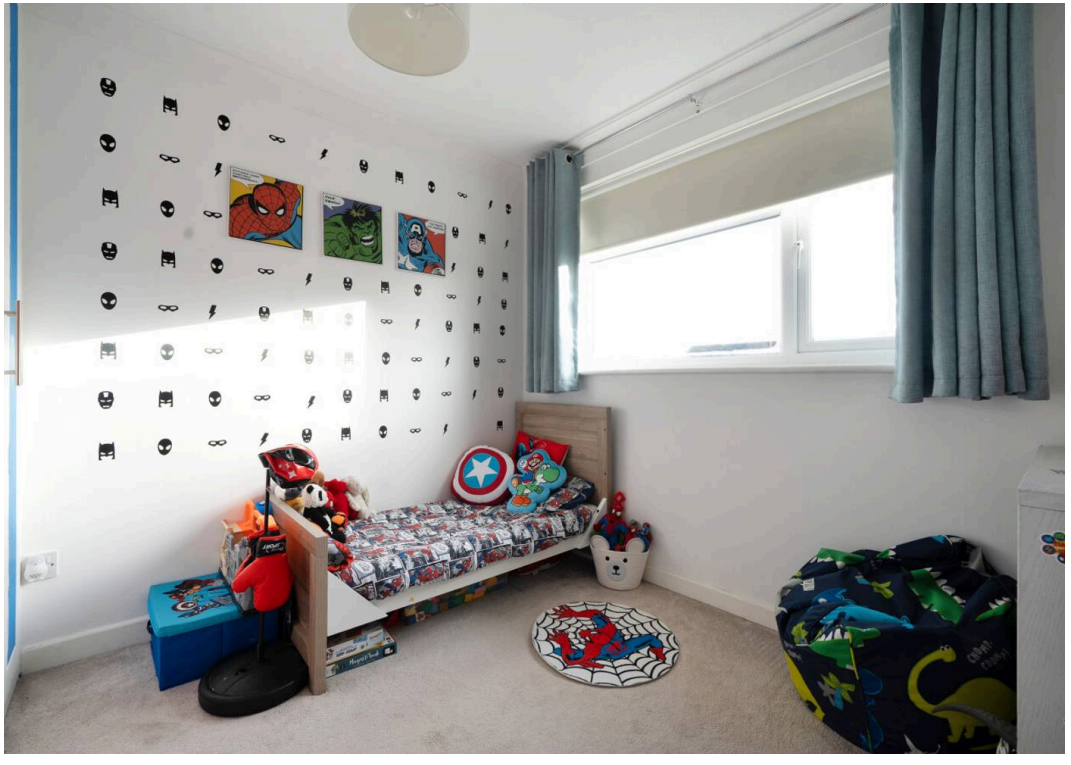
















Flansham Park, Bognor Regis

Approximate Area = 616 sq ft / 57.2 sq m (excludes store)
Garage = 141 sq ft / 13 sq m
Total = 757 sq ft / 70.2 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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Flansham Park is located north-east of the pretty village of Felpham and close to the border with Middleton on Sea. Both villages offers a wide range of local facilities including schools, a medical centres, pharmacys, sports centres (one with swimming pool), a 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 /// ///switch.term.ties

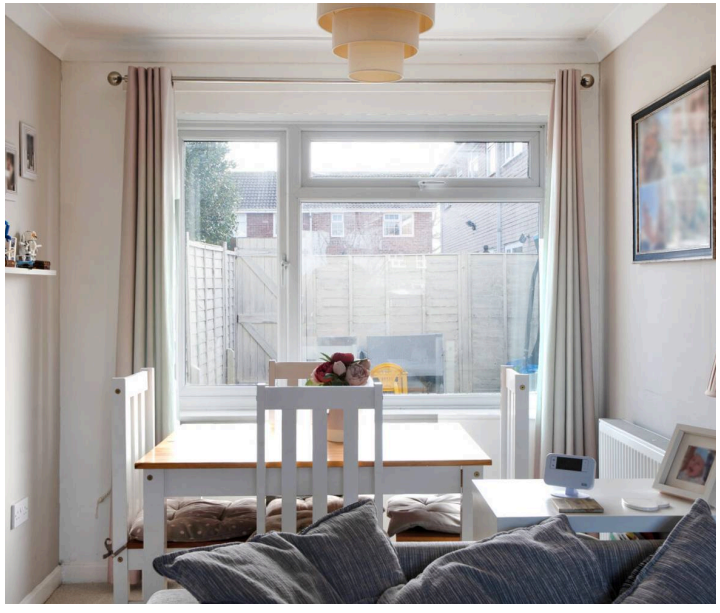
Council Tax band: C

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.