

Panorama, 6 Goodwood Avenue, Felpham

Guide Price £660,000

Henry Adams
estate agents



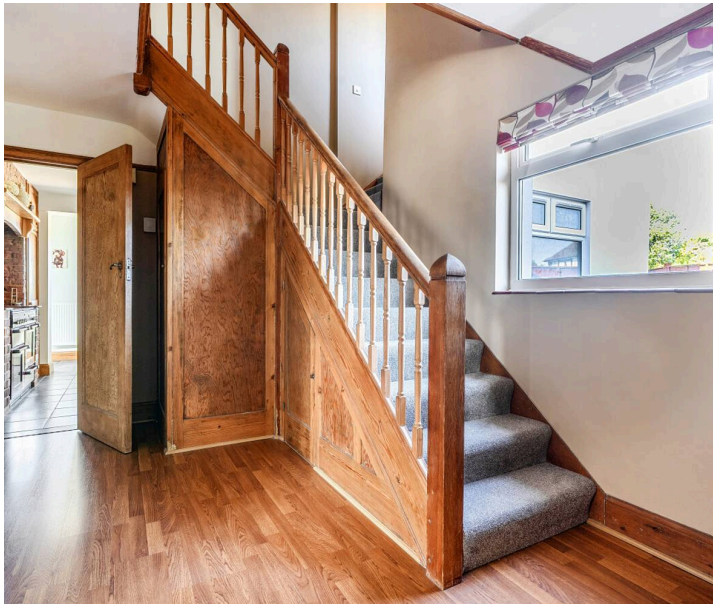
Panorama, 6 Goodwood Avenue

- An Attractive, Detached Family House
- 2,243 Sq Ft in Total
- Well Presented Throughout
- 4 Double Bedrooms
- Sitting Room & Dining Room
- Conservatory, Utility & Study
- 2 Bath/Shower Rooms
- Private Rear Garden
- Garage/Workshop & Driveway
- Close to Schools & Village Shops

Nestled within a peaceful residential enclave just a short distance from the centre of Felpham village and close to local schools, this attractive detached family house offers an impressive 2,243 sq ft of well-presented accommodation and gardens, perfect for modern family living.

The welcoming entrance hall leads into a bright and spacious sitting room, ideal for relaxing evenings or entertaining guests. A separate dining room provides an inviting setting for family meals, while the generous conservatory, bathed in natural light, creates a tranquil retreat overlooking the garden. The thoughtfully designed kitchen is complemented by a practical utility room, and the study offers a quiet space for work or reading, whilst a ground floor shower room and WC completes the ground floor. Stairs from the entrance hall rise to the spacious landing where the modern family bathroom with separate shower cubicle and all four double bedrooms provide ample space for all the family, each benefiting from a sense of light and comfort. The entire home is finished in a tasteful, neutral palette that will suit a variety of styles.













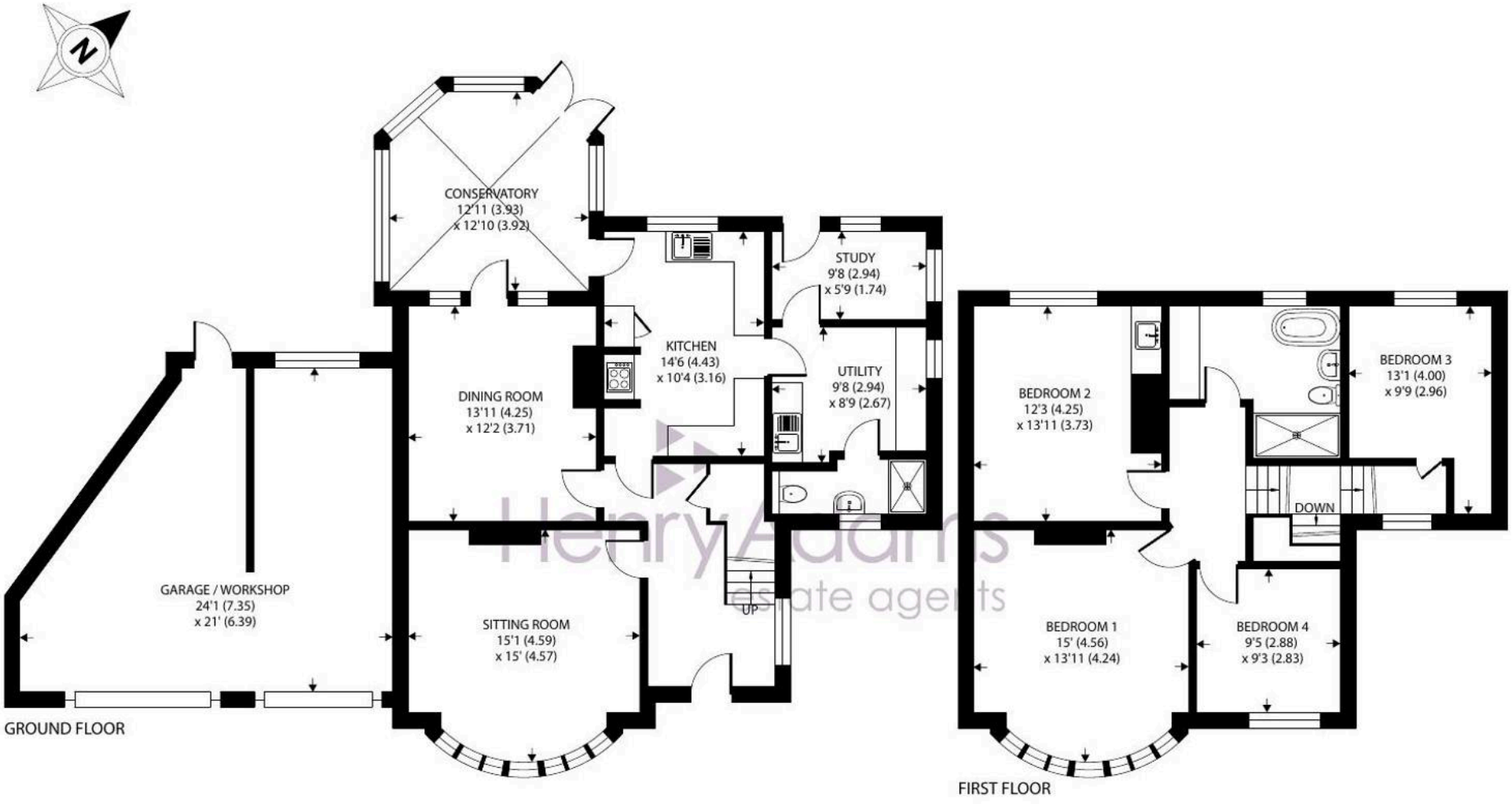












Goodwood Avenue, Felpham, Bognor Regis

Approximate Area = 1820 sq ft / 169 sq m
Garage / Workshop = 423 sq ft / 39.2 sq m
Total = 2243 sq ft / 208.2 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.
Produced for Henry Adams. REF: 1509041

Step outside to discover a beautifully maintained, private rear garden, thoughtfully landscaped to create a sanctuary of calm and colour. Mature borders are adorned with a variety of shrubs and flowering plants whilst a generous patio area is perfectly positioned for morning coffee or evening dining, and the expansive lawn offers ample space for children to play or for family gatherings in the sunshine. The garden enjoys excellent privacy ensuring a sense of seclusion not always found in such a convenient location. The frontage is equally appealing, with a well-kept driveway leading to the garage/workshop, providing further flexibility for storage or projects. The property is ideally positioned close to well-regarded schools and village shops, offering both convenience and a true sense of community.

'Panorama' Goodwood Avenue 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 ///offers.cups.composers

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.