38 Flansham Lane, Felpham

Starting Bid £220,000

Henry Adams
estate agents

38 Flansham Lane

- Immediate ‘exchange of contracts’ available Sold via ‘Secure Sale’
- Semi-Detached Character Cottage
- No Onward Chain
- Sitting Room & Dining Room
- Two Bedrooms
- Delightful Garden
- Off-Road Parking

This charming two bedroom cottage is situated in the popular village of Felpham, conveniently located close to local schools, amenities, and regular bus routes. Offered to the market with no onward chain, the property combines characterful accommodation with a beautifully presented garden and off-road parking.

The accommodation begins with an entrance porch which opens into a central dining room. From here, doors lead to both the sitting room and the kitchen, which is positioned to the rear of the property and enjoys pleasant views over the garden.

On the first floor are two well-proportioned bedrooms, along with a family bathroom.

Outside, a particular highlight of the property is the delightful rear garden, which has been recently landscaped. The garden offers a patio seating area ideal for outdoor entertaining, an area of lawn, a decorative pond, and a variety of well-established bordering plants and shrubs. To the far end of the garden are two useful storage sheds, along with a parking space belonging to the property.

EP

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Flansham Lane, Felpham, Bognor Regis

Approximate Area = 686 sq ft / 63.7 sq m
Outbuildings = 97 sq ft / 9 sq m
Total = 783 sq ft / 72.7 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 2025.
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NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

Situated to the north of Felpham village, which offers a wide range of local facilities including schools, doctors surgery, sports centre with swimming pool, golf club and various shops. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately ten mile radius.

What3Words ///deal.looks.friday

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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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.