



**WHITLOCKS**  
ESTATE AGENTS

Summerley Lane, Felpham, Bognor Regis

Guide Price £320,000



Occupying a generous plot in a popular residential location, this charming detached bungalow offers well-balanced accommodation, a versatile layout, and excellent outdoor space, making it an ideal choice for downsizers, retirees, or those seeking single-storey living.

The property is entered via a welcoming central hallway, providing access to all principal rooms. To the front of the home, the bright and spacious living room enjoys a pleasant outlook and offers an inviting space in which to relax and entertain. Adjacent is an additional room, providing flexibility for formal dining, a home office or even potential use as an additional bedroom.

The well-proportioned kitchen is fitted with a range of wall and base units, offering ample worktop space and direct access to the rear covered area and garden beyond. To the rear of the property, a substantial conservatory provides additional living space and enjoys views over the garden, creating the perfect setting for year-round enjoyment.

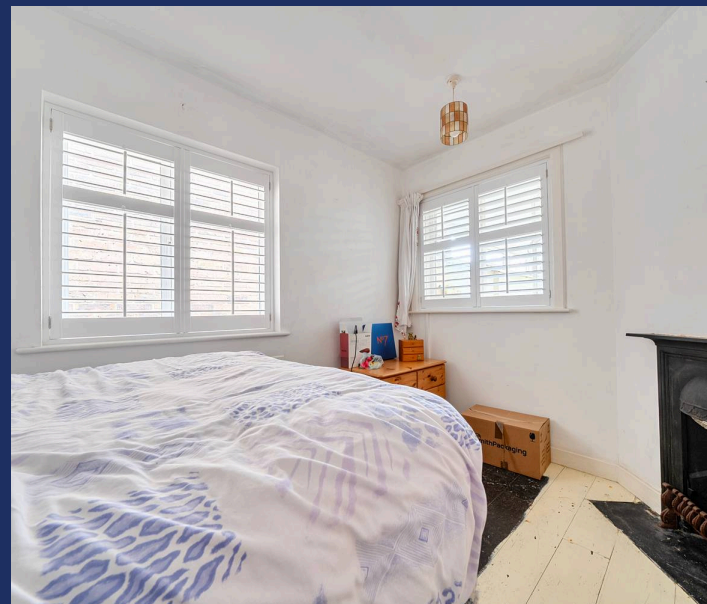
The double bedroom is generously sized and served by a bathroom fitted with a bath, wash hand basin and WC.

Externally, the property continues to impress with a detached summer house and separate shed/workshop, both offering excellent storage and potential for a variety of uses including hobbies, a home office, or garden retreat. The covered patio area provides an ideal space for outdoor seating and entertaining.

Conveniently situated within easy reach of local amenities, transport links and the seafront, this delightful bungalow offers a rare opportunity to acquire a versatile home with excellent potential in a highly desirable area.

Early viewing is highly recommended to fully appreciate the accommodation, outbuildings and lifestyle on offer.

Some images have been digitally enhanced for marketing purposes.



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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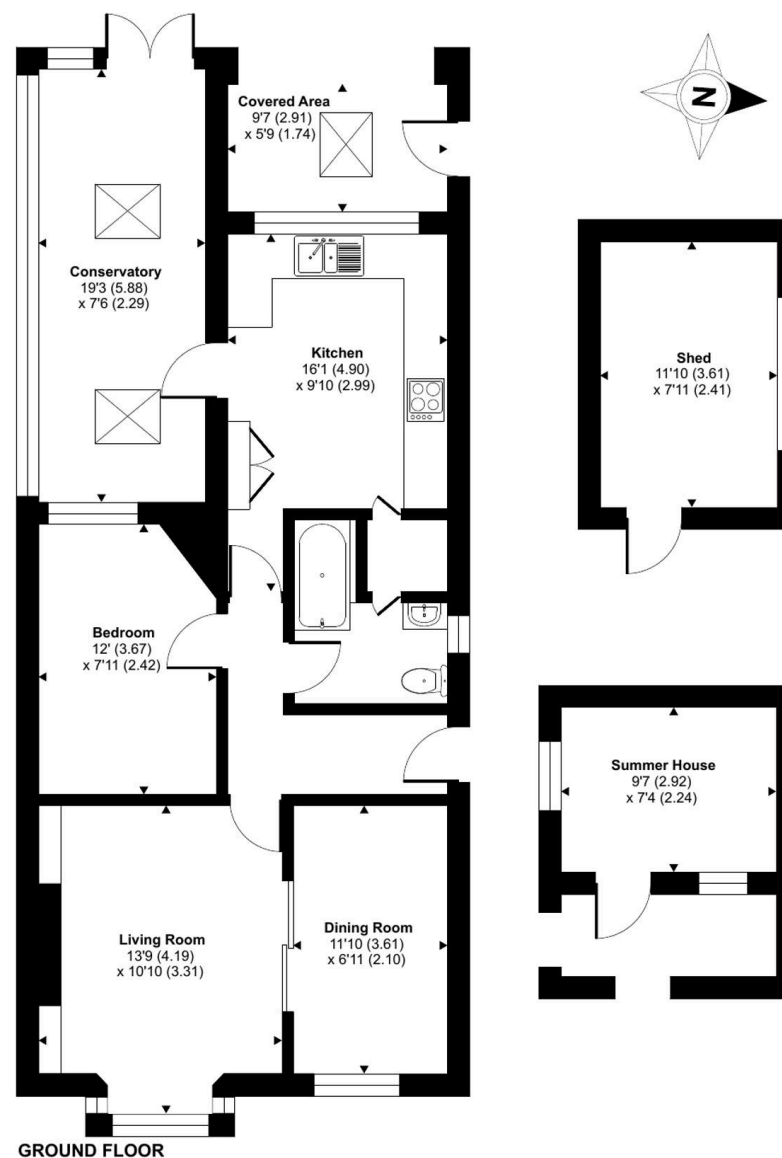
## Summerley Lane, Bognor Regis, PO22

Approximate Area = 746 sq ft / 69.3 sq m (excludes covered area)

Outbuildings = 164 sq ft / 15.2 sq m

Total = 910 sq ft / 84.5 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), © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1468366





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D