



24 Culver Road, Felpham, Bognor Regis

Guide Price **£790,000**

 **Henry Adams**
estate agents

24 Culver Road, Felpham

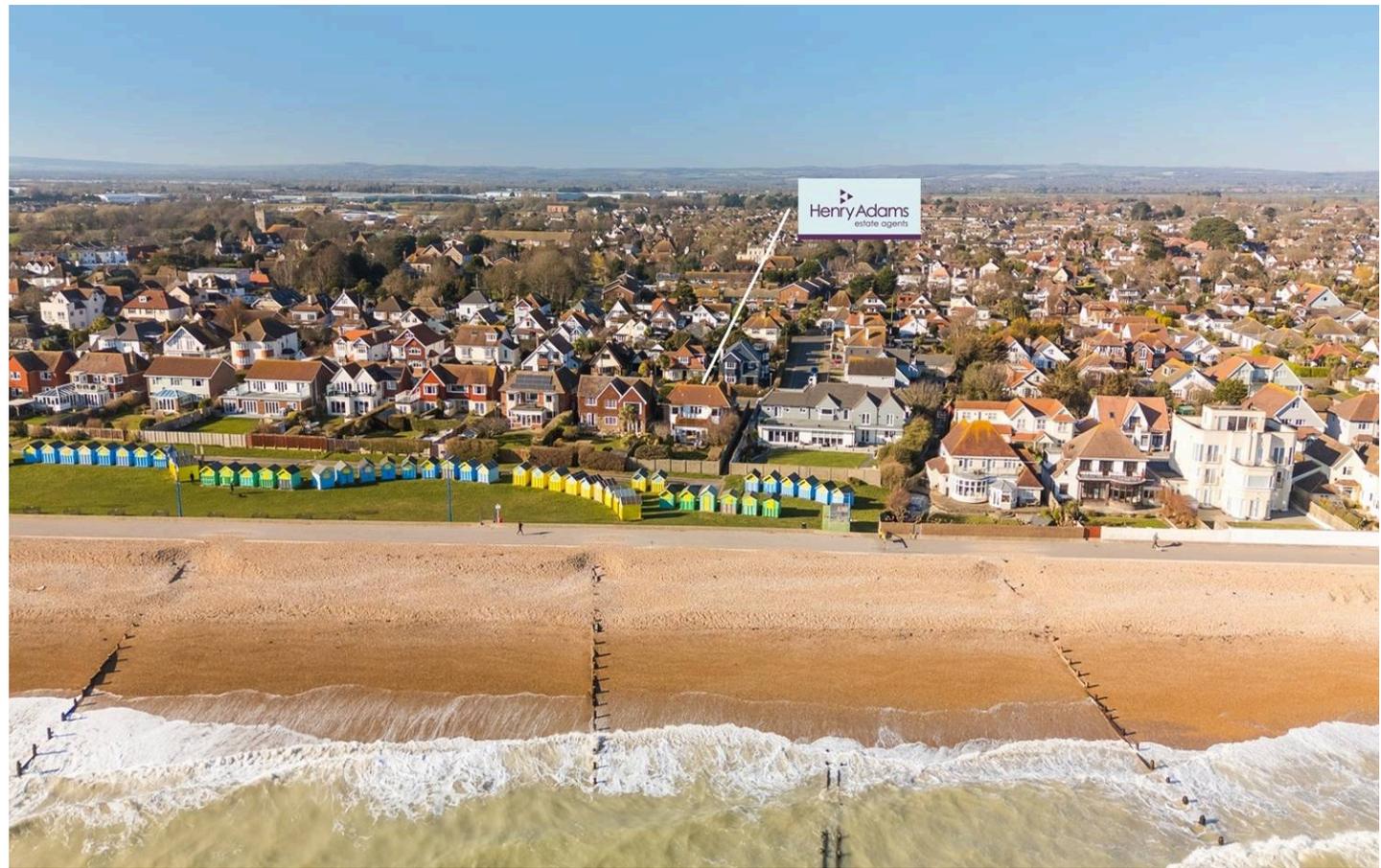
A substantial beachfront residence with no onward chain and spectacular sea views.

- Prime Waterfront Location
- Sea Views & Beach Access
- Detached Character House
- No Forward Chain
- 5 First Floor Bedrooms
- 4 Reception Rooms
- 2 Bath/Shower Rooms
- Large Sea Facing Balcony
- Garage & Driveway
- South Facing Rear Garden

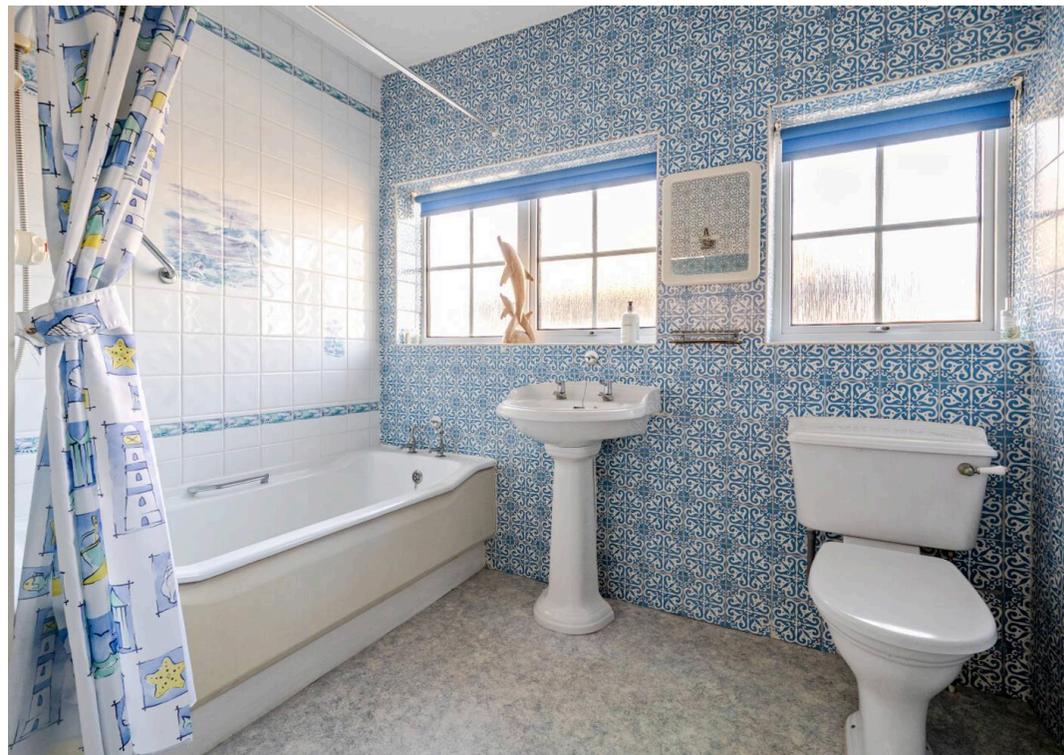
This exceptional five bedroom detached house offers a generous 2,315 Sq Ft of accommodation and is perfectly positioned in a prime waterfront location offering breath-taking sea views and direct beach access, all within easy reach of the local village facilities.

Upon entering it soon becomes apparent that this property offers ample accommodation and generously proportioned rooms. The ground floor provides four reception rooms, a sitting room - open plan to the dining room, a spacious garden room enjoying views of the delightful, southerly garden, and lastly a breakfast room which leads to the kitchen and could be combined to create a kitchen-dining room if desired.

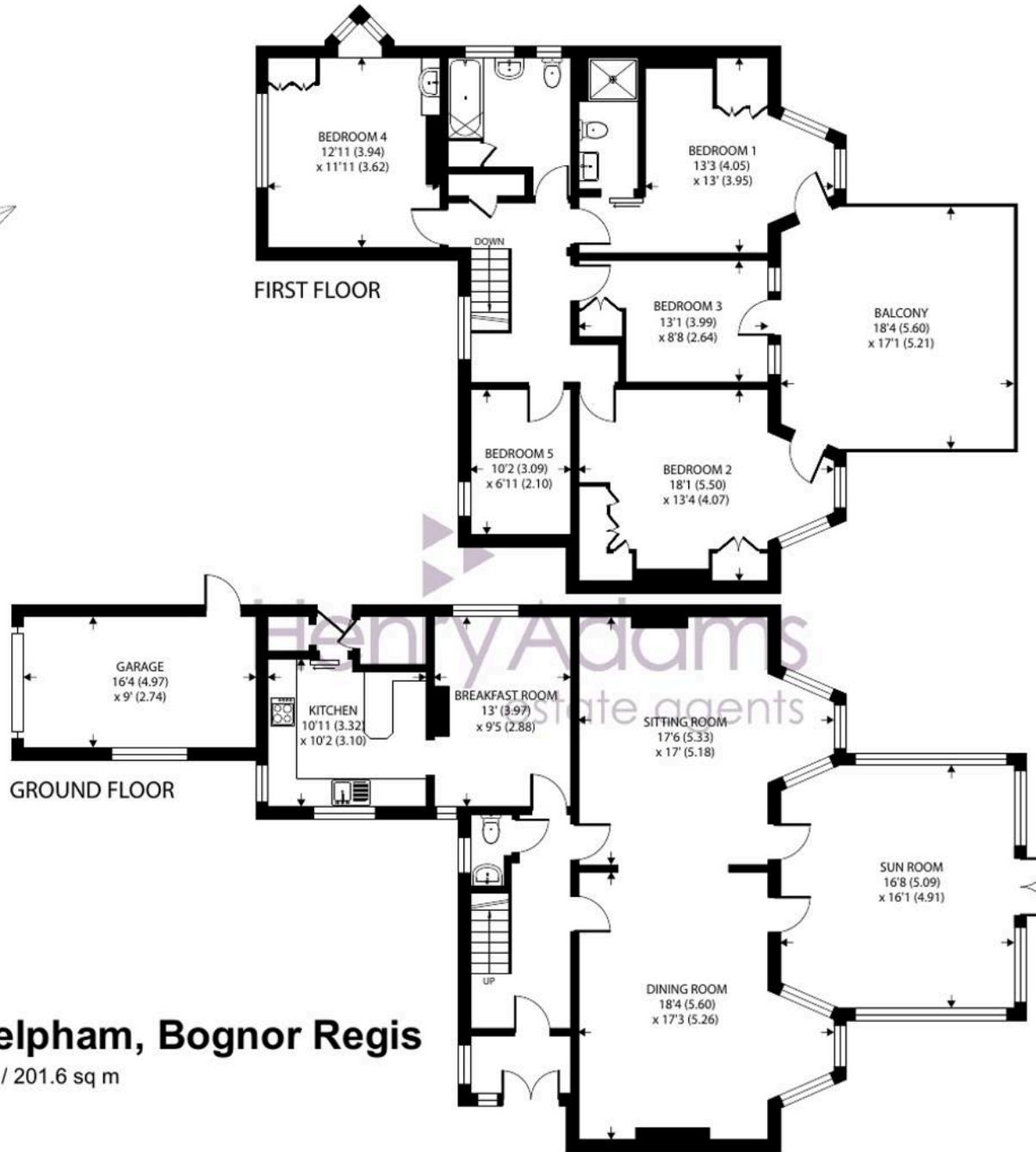
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Approximate Area = 2171 sq ft / 201.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 2315 sq ft / 215 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). © ntechcom 2025. Produced for Henry Adams. REF: 1265104

The first floor provides five bedrooms, ensuring ample space for family and guests alike. The principal bedroom benefits from having an en-suite shower room. Three of the bedrooms, including the main bedroom have access onto the large sea facing balcony offering a serene spot to enjoy the captivating views of the water, a perfect setting for morning coffees or evening relaxation. A family bathroom completes the first floor.

The established south-facing rear garden is mainly laid to lawn with mature shrubs and borders, presenting a perfect setting for entertaining or simply unwinding. Imagine sunny afternoons spent in this peaceful outdoor space, enjoying the beauty of nature just steps away from the sea. Additionally, a garage and driveway provide convenient parking solutions for multiple vehicles.

The pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

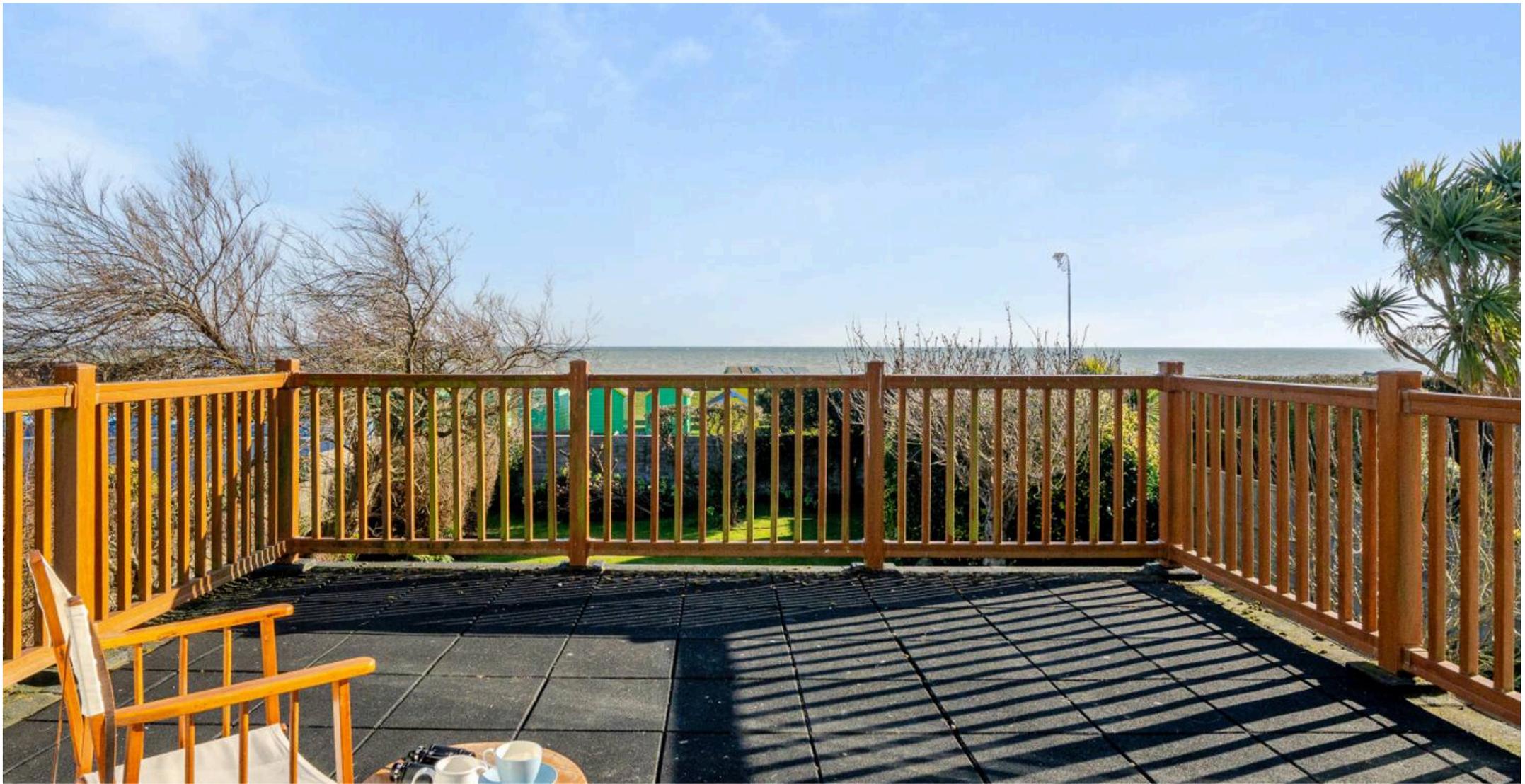
What3Words ///lately.spill.patio

Council Tax Band: F

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.