



12 Old Coastguards, Admiralty Road, Felpham

Guide Price £349,950

12 Old Coastguards

- Charming Terraced Cottage
- Built Circa 1861
- Sitting Room with Wood Burner
- Kitchen
- Conservatory
- Three Bedrooms
- Situated in the Heart of Felpham
- South Facing Garden
- Private Footpath to Beach
- No Onward Chain

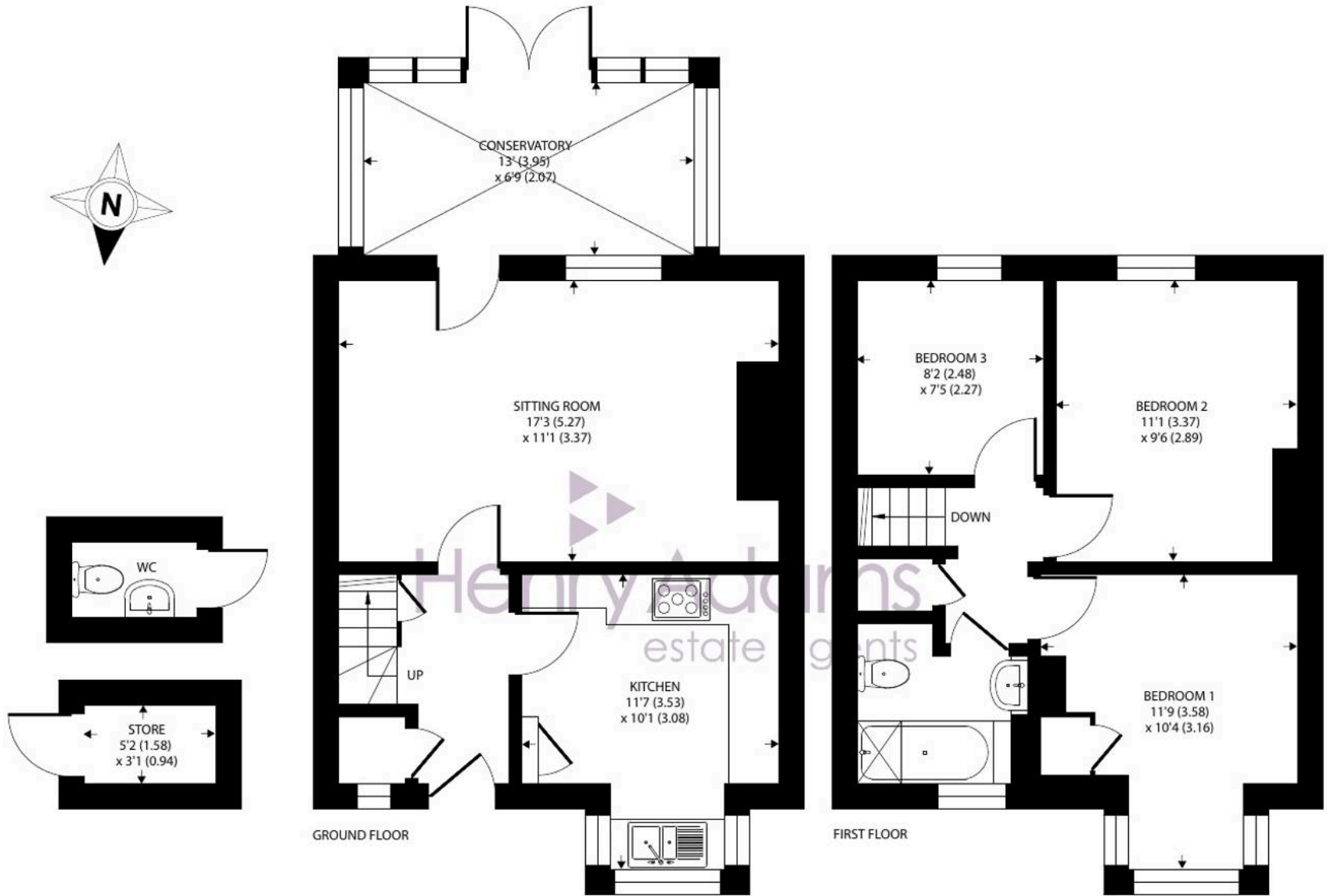
Nestled in the very heart of the picturesque seaside village of Felpham, this delightful three bedroom terraced cottage offers a rare opportunity to acquire a piece of coastal history. Built circa 1861 by the Admiralty to house coastguards and their families, the property forms part of an iconic terrace steeped in heritage and character.

Beautifully positioned just moments from the beach and village amenities, the cottage blends period charm with comfortable living, making it an ideal full-time residence, holiday home, or investment opportunity. It is also offered with the advantage of no onward chain.

The ground floor welcomes you with a south facing sitting room featuring attractive wood flooring and a charming wood-burning fireplace, with direct access to the conservatory and garden beyond. To the front, a well-appointed kitchen offers a practical setting. The kitchen itself overlooks the front courtyard and provides ample space for a range-style cooker, fridge/freezer and washing machine.







Old Coastguards, Admiralty Road, Bognor Regis

Approximate Area = 815 sq ft / 75.7 sq m (excludes wc)

Outbuilding = 16 sq ft / 1.6 sq m

Total = 831 sq ft / 77.3 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). © natchecom 2026.
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On the first floor, all three bedrooms are well-proportioned and thoughtfully arranged, accompanied by a family bathroom, completing the accommodation.

Outside, to the front, the property is approached via a gated courtyard, where you will find a useful outside toilet and storage area. Crossing the courtyard leads to the main entrance of the cottage, adding to its character and sense of privacy.

The rear garden enjoys a desirable southerly aspect and is designed in a low-maintenance courtyard style, providing an ideal space for outdoor dining, entertaining, or simply relaxing in the sun.

A private footpath provides direct access to Felpham beach, as well as the delightful selection of cafés and places to eat that line the seafront.

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 ///thing.ropes.rubble

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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