



WHITLOCKS
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11 Ullswater Grove, Felpham, Bognor Regis
£375,000



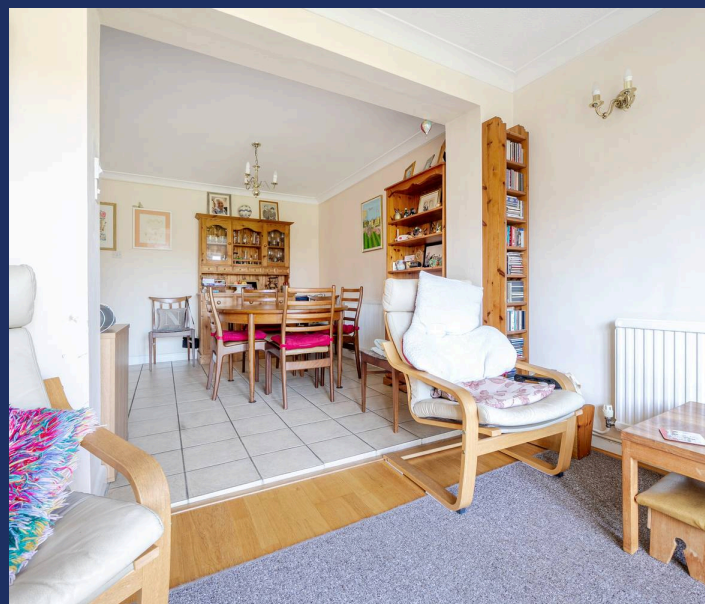
This beautifully extended three double bedroom semi-detached home offers spacious and versatile living accommodation, ideally situated in the sought-after village of Felpham.

The ground floor features an inviting entrance porch leading into a comfortable living room. At the heart of the home is the spacious, open-plan kitchen and dining area, perfect for family life and entertaining, with French doors opening directly onto the rear garden. A practical utility area with an additional garden door and a cloakroom with W.C. complete the ground floor accommodation.

Upstairs, there are three generously sized double bedrooms and a modern, fully tiled family shower room designed with both style and functionality in mind.

The rear garden is a particular highlight, featuring a patio area, well-stocked borders, and a lawn, making it ideal for relaxing or entertaining. There is also a greenhouse and a shed for extra storage. A side path leads to the front of the property, where there is a car-port and parking space.

This home perfectly combines practical family living with generous space in an enviable Felpham location.



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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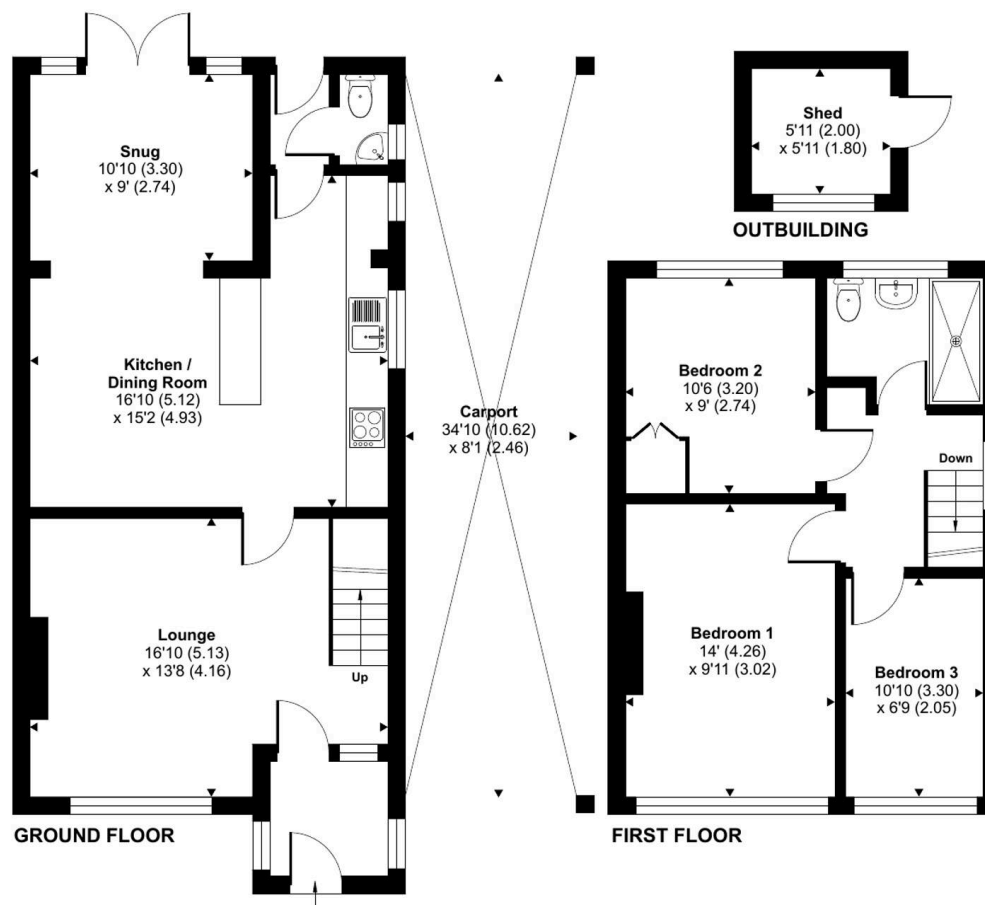
Ullswater Grove, Bognor Regis, PO22

Approximate Area = 1011 sq ft / 93.9 sq m (excludes carport)

Outbuilding = 39 sq ft / 3.6 sq m

Total = 1050 sq ft / 97.5 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 2025. Produced for Whitlocks Estate Agents. REF: 1355043





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: