



**WHITLOCKS**  
ESTATE AGENTS

Henfield Way, Felpham, Bognor Regis

Guide Price £300,000



Located within a quiet family friendly close, on the popular Flansham Park development, this well presented three bedroom end of terrace home enjoys a pleasant open outlook, backing directly onto Larksfield Recreation Ground.

The property was built in the 1970s and offers practical, well balanced accommodation suited to modern living.

The kitchen is a light grey shaker style with decorative panelling, wood effect countertops and splashback, integrated appliances, and a ceramic sink with drainer and swan neck tap. Overlooking the front lawn.

The living room is a good size with window and sliding door to the conservatory, providing extra space to enjoy the view of the garden.

Upstairs there are three bedrooms, two doubles and one single along with the main bathroom, which is fully tiled and designed to make good use of the available space. Featuring a white suite with shower over bath.

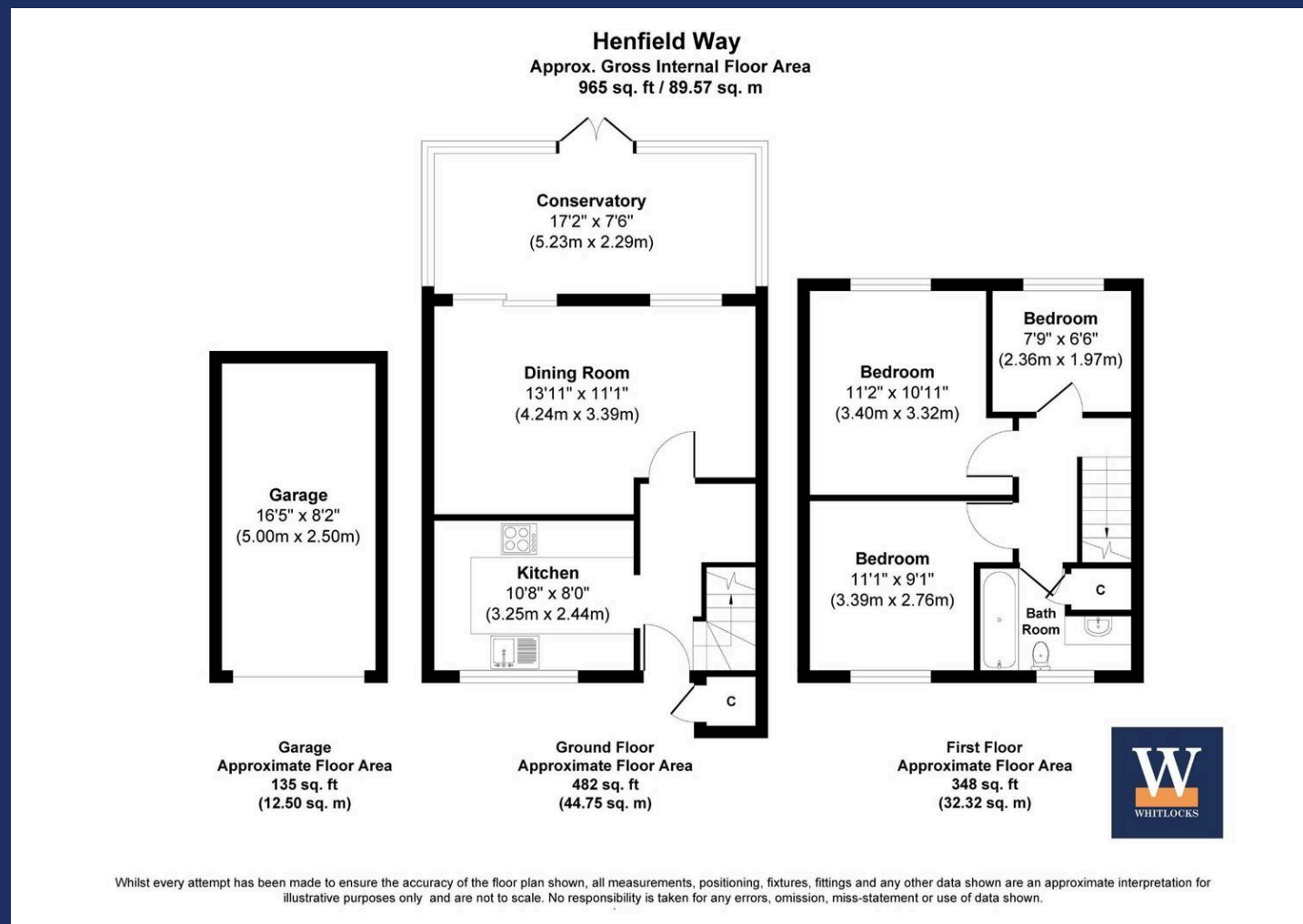
Outside, the rear garden has been landscaped for low maintenance, with a patio seating area and artificial lawn. The garden is enclosed by fencing and benefits from side gate access.

There is a garage located in a nearby compound, which has recently had a new roof and garage door fitted.



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.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C