



WHITLOCKS
ESTATE AGENTS

Ley Road, Felpham, Bognor Regis
£650,000



A beautifully presented three-bedroom detached bungalow offering spacious and well-balanced accommodation, ideally situated within a popular residential location in Bognor Regis. The property centres around an impressive open-plan kitchen/living room measuring over 27ft in length, creating a fantastic space for modern family living and entertaining. The contemporary kitchen is fitted with a range of units and ample work surfaces whilst the generous reception area enjoys an abundance of natural light and direct access to the rear garden via French doors.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, fitted with a white suite.

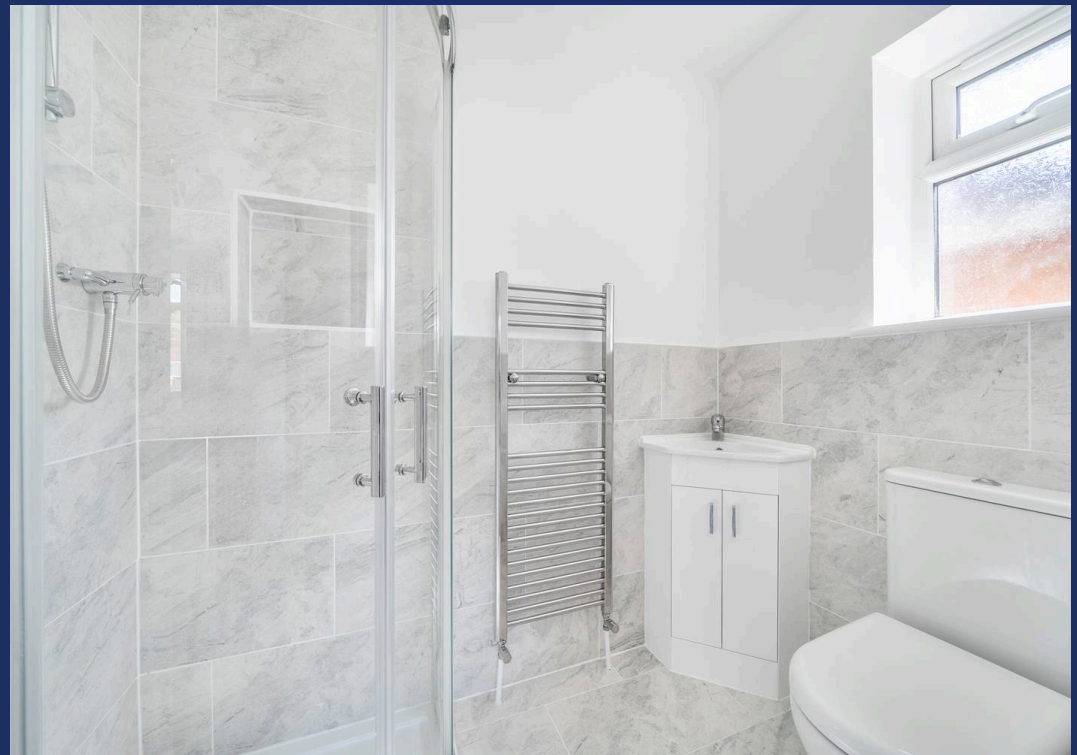
The bungalow is presented in excellent decorative order throughout and benefits from double glazing and gas-fired central heating, making it ready for immediate occupation.

Conveniently located close to local amenities, transport links and the seafront, this attractive detached home would suit a variety of purchasers including downsizers, families and those seeking single-storey living.

Early viewing is strongly recommended to appreciate the space and quality of accommodation on offer.









- Detached Three-Bedroom Bungalow
- Impressive Open-Plan Kitchen/Living Room
- Principal Bedroom with En-Suite Shower Room
- Modern Family Bathroom
- Beautifully Presented Throughout
- Bright and Spacious Accommodation
- French Doors Opening to the Rear Garden
- Popular Residential Location Close to Amenities
- Ideal for Families, Downsizers or Retirement Living

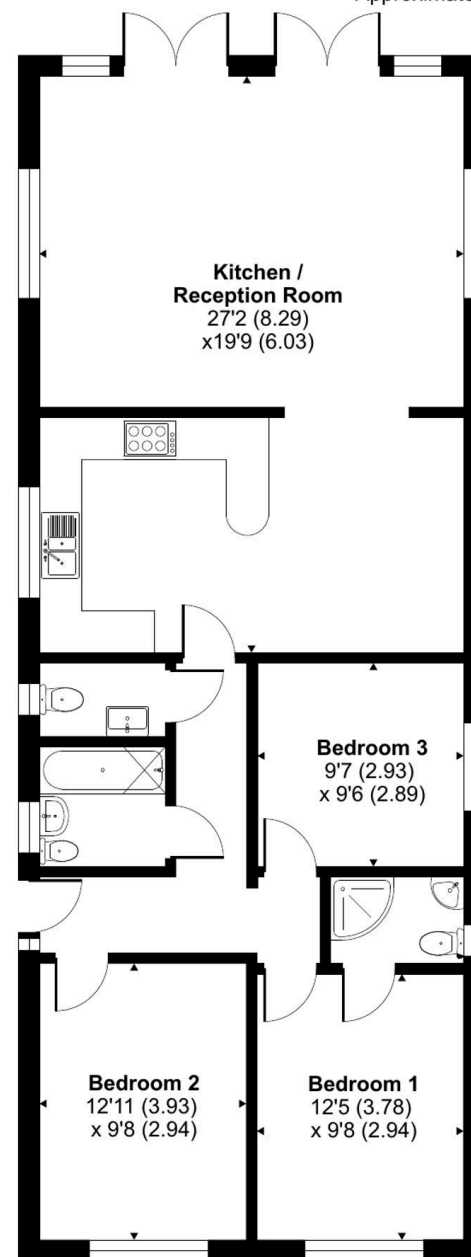


Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post 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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Ley Road, Bognor Regis, PO22

Approximate Area = 1074 sq ft / 99.7 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Whitlocks Estate Agents. REF: 1468652





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: D