



45 Flansham Park, Felpham

Guide Price £275,000

 **Henry Adams**  
estate agents

# 45 Flansham Park

- Well Presented Mid Terrace House
- 616 Sq Ft Accommodation
- Sitting/Dining Room
- Stylish Kitchen
- Two Bedrooms
- Low Maintenance Garden
- Garage in Nearby Block

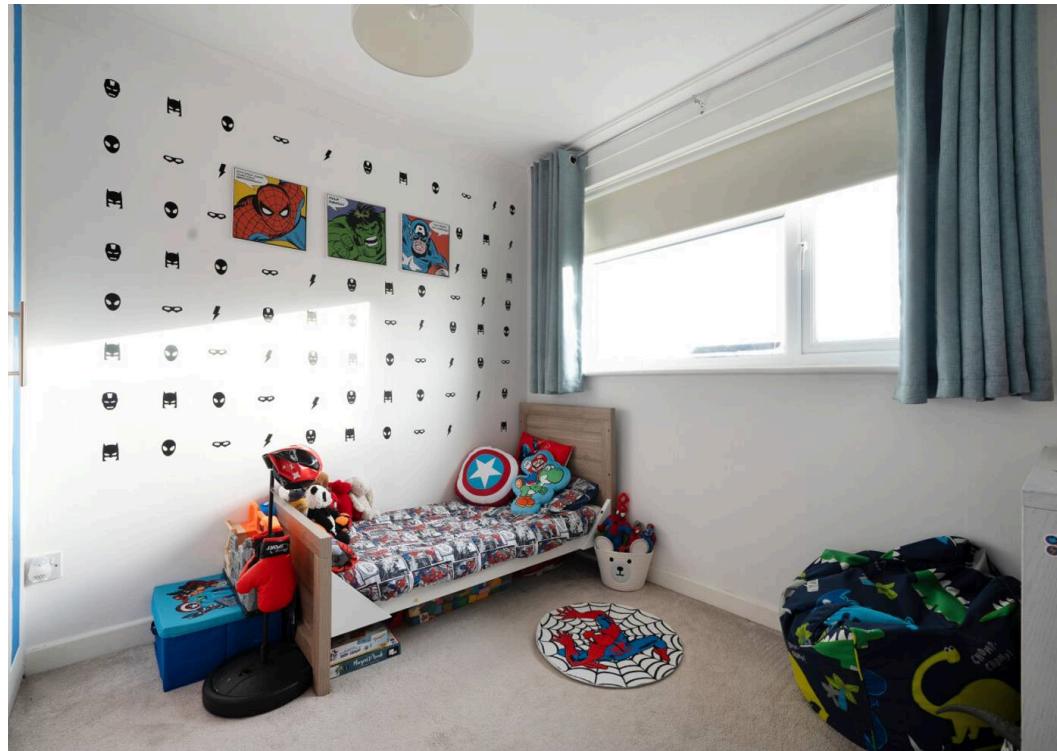
A viewing of this immaculately presented two bedroom mid terrace house is highly recommended to fully appreciate the well-laid-out accommodation on offer. Situated in a popular residential area, the property enjoys convenient access to local schools, shops, and regular bus services, making it an ideal choice for first-time buyers, small families, or investors.

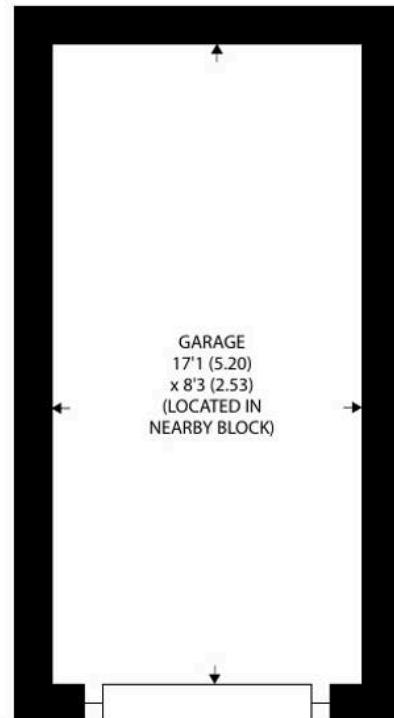
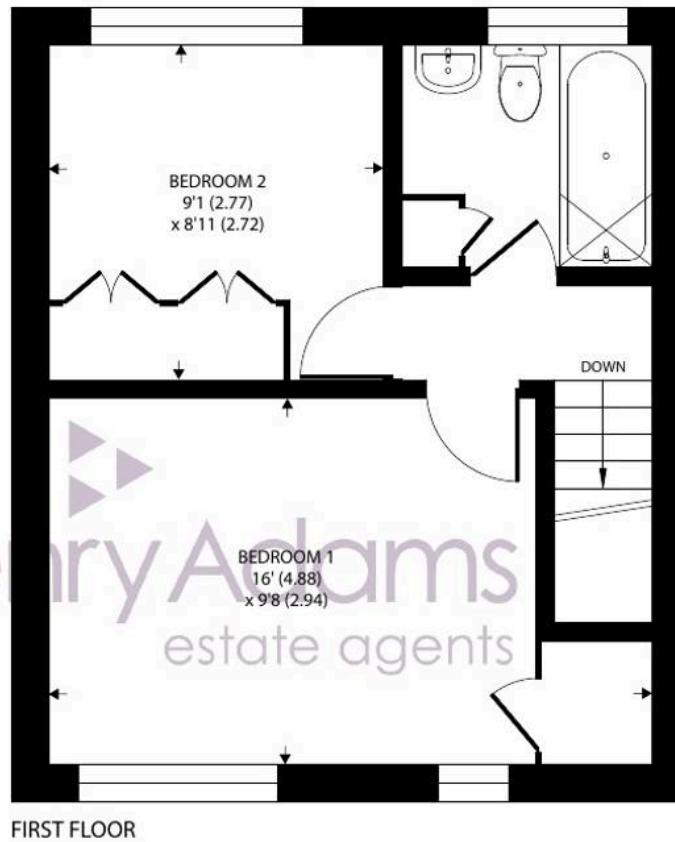
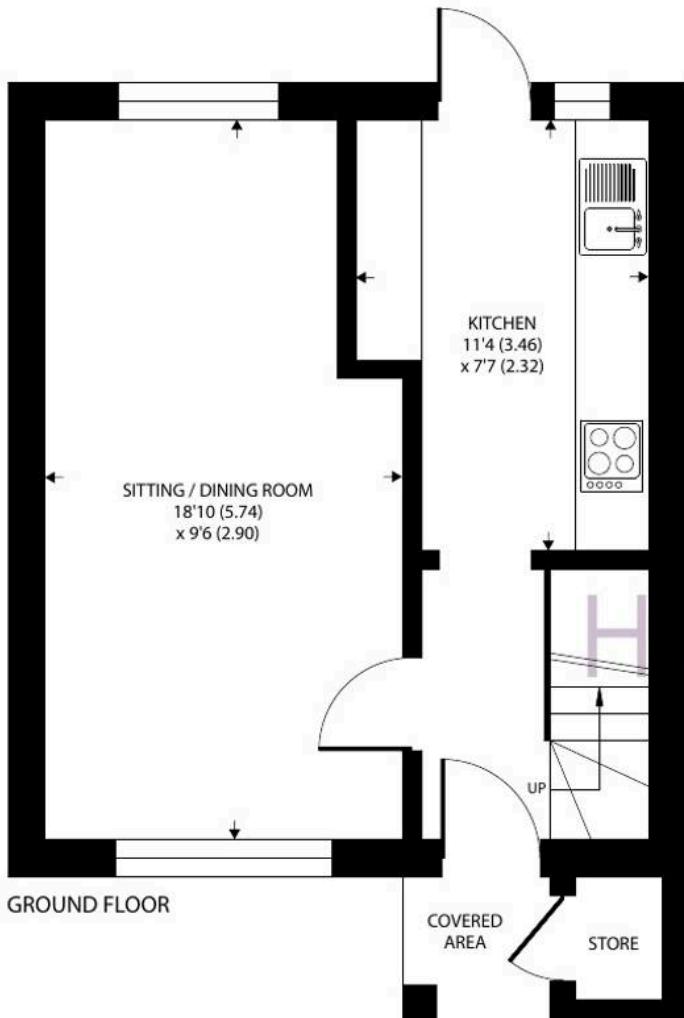
The accommodation is well proportioned throughout and has been carefully maintained. The ground floor comprises a welcoming sitting/dining room with ample space for everyday living, along with a stylish kitchen providing good storage and workspace, as well as a number of integrated appliances and space for a washing machine.

To the first floor are two good sized bedrooms and a modern bathroom, all presented in a clean, neutral style.

Externally, the property benefits from a low-maintenance garden. A garage will be found in a nearby courtyard and on-street parking is readily available nearby.







## Flansham Park, Bognor Regis

Approximate Area = 616 sq ft / 57.2 sq m (excludes store)

Garage = 141 sq ft / 13 sq m

Total = 757 sq ft / 70.2 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). © nchecom 2026.  
Produced for Henry Adams. REF: 1405576

Flansham Park is located north-east of the pretty village of Felpham and close to the border with Middleton on Sea. Both villages offer a wide range of local facilities including schools, a medical centres, pharmacys, sports centres (one with swimming pool), a golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words //switch.term.ties

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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