



**Bell & Blake**  
SALES & LETTINGS

65 Andrew Avenue, Felpham, Bognor Regis, West Sussex PO22 7QA

Asking Price £350,000



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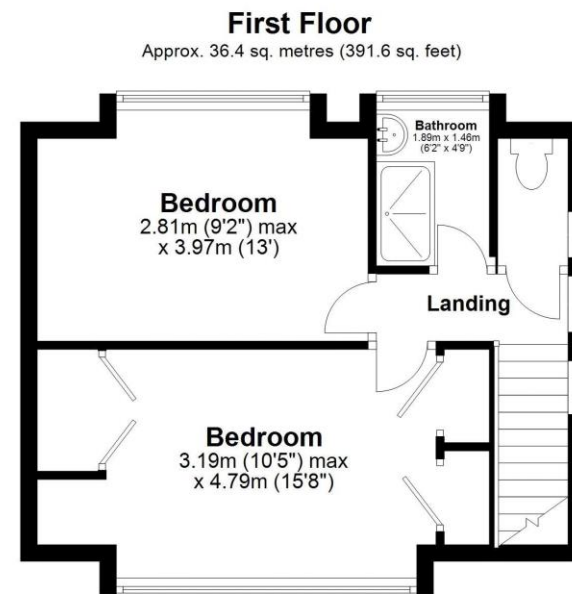
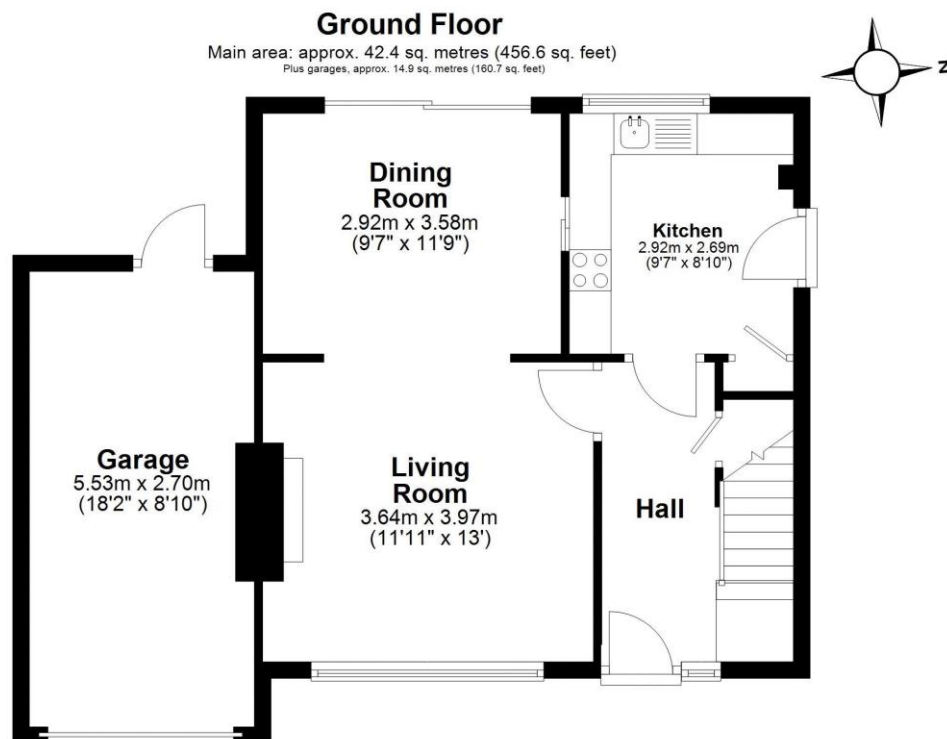
EPC D

- › Link-detached house
- › 2 Double bedrooms
- › Lounge diner
- › Driveway and garage
- › Westerly aspect rear garden
- › Local shop, pub, restaurant, playing field and bus stops just around the corner
- › Gas fired central heating and double glazed
- › Located under 800m from Felpham beach

Situated under 800m from Felpham Beach and with local shop, pub, restaurant, playing field and bus stops just down the road, this property has the perfect location. The property has 2 double bedrooms and a shower room to the first floor, to the ground floor there is a lounge diner, kitchen and entrance hall. Outside to the front there is a driveway, garage and front garden. The rear garden is of a Westerly aspect offering a good level of seclusion.

Council Tax Band: D





**Main area: Approx. 78.8 sq. metres (848.2 sq. feet)**  
Plus garages, approx. 14.9 sq. metres (160.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	83
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)