



## 49 Andrew Avenue, Felpham

A detached 2 bedroom bungalow in popular residential area with no onward chain.



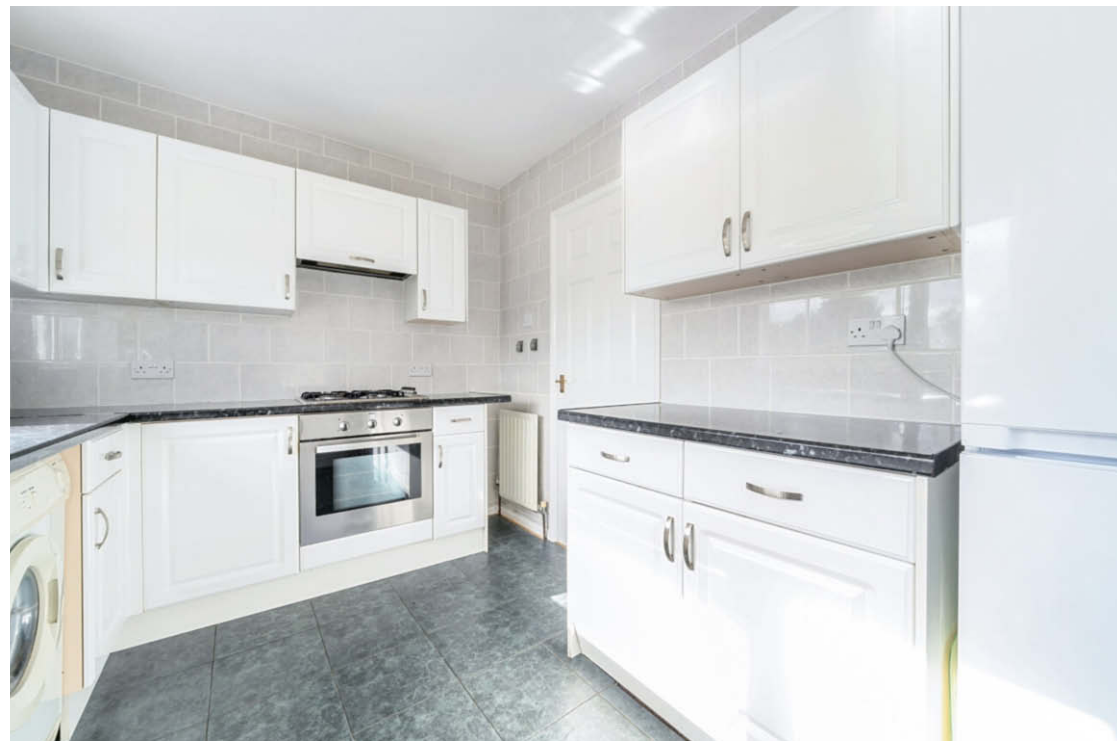
- ▶ **Detached Bungalow**
- ▶ **Sitting Room & Kitchen**
- ▶ **En-Suite Shower & Bathroom**
- ▶ **Westerly Rear Garden**
- ▶ **No Onward Chain**
- ▶ **817 Sqft inc Garage**
- ▶ **2 Bedrooms**
- ▶ **Double Glazed & Gas Heating**
- ▶ **Garage & Driveway**

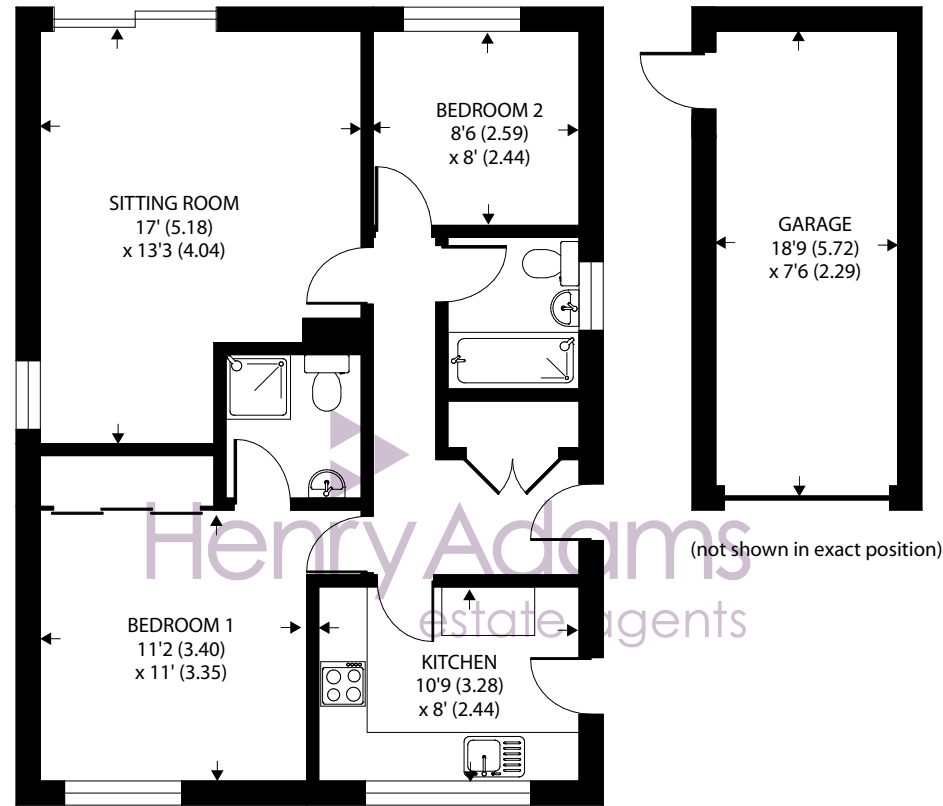
This detached bungalow is offered for sale with no onward chain and is located within a popular residential estate not far from local shops, bus route and St George's playing fields. The property is well presented but offers some potential for modernisation if desired.

The accommodation measures 817 sqft and briefly comprises: entrance hall with built-in store cupboard, a principal bedroom with a range of fitted wardrobes and the benefit of an en-suite with shower unit, toilet and wash basin. The second bedroom overlooks the rear garden as does the sitting/dining room which leads out to the rear garden via a sliding door. The kitchen is fitted with a range of high gloss white wall and base units and has a side door to the driveway for convenience.

Outside, there is a driveway providing parking at the side of the property and which leads to the single garage. The rear garden enjoys a westerly aspect and is mainly laid to lawn with an area of patio and mature shrubs. There is also a personal door into the garage.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 678 sq ft / 63 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 817 sq ft / 75.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Andrew Avenue is situated between the villages of Felpham and Middleton-on-Sea and close to St George's Field, south of the B2259 and B2132. Both villages offer a number of local facilities and amenities including but not limited to a post office, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

What3Words ///winter.caring.cares

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