



24 Andrew Avenue, Felpham

In Excess of £385,000

 Henry Adams  
estate agents



## 24 Andrew Avenue

Charming three bedroom detached bungalow in Felpham village.

- Detached Bungalow
- No Onward Chain
- En-Suite Shower
- Family Bathroom
- Refitted Kitchen
- South Facing Garden
- Driveway & Garage

Presented for sale with no onward chain, this charming detached bungalow is located in a sought-after residential area in the coastal village of Felpham, not far from the beach.

The interior living space spans 890 sqft and features a spacious central entrance hall that connects to all main rooms. The dual-aspect sitting room boasts a fireplace and opens onto the rear garden. Recently refitted, the kitchen showcases a sleek range of gloss cabinets with several integrated appliances. There are three bedrooms, with the primary bedroom offering ample fitted storage and an en-suite shower room. Bedroom two could alternatively serve as a dining room, with the option to close off the archway to the sitting room if a bedroom is preferred. Additionally, a third single bedroom and a recently installed bathroom complete the accommodation.

Externally, a driveway allows off-road parking and leads to a garage. The south-facing rear garden ensures a high level of privacy and features a paved patio area as well as a lawn.









GROUND FLOOR



GARAGE NOT SHOWN  
IN ACTUAL POSITION

## Andrew Avenue, Bognor Regis

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1042 sq ft / 96.8 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). © nichecom 2024.  
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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 ///looked.trees.deaf

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







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