

For a traditional, personal and professional service

64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



8 Andrew Avenue
Felpham, Bognor Regis,
PO22 7QS

£399,950 Freehold

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If ever a modernisation programme transformed the style and atmosphere of a property, this **detached bungalow** surely qualifies. **Recent updating, complete remodelling** of the layout, and a thoughtfully designed **extension** have created a home much more in keeping with the lifestyle of 2025. **Replacement uPVC framed windows, a gas fired central heating system, a south facing open plan living space with bi-fold doors** to the garden, and **modern kitchen and bathroom fittings** all contribute to the overall effect. The property also benefits from a **south facing rear garden, two double bedrooms**, and a **garage**, whilst King George V Recreation Ground is just around the corner, providing excellent opportunities for dog walkers. To truly appreciate the transformation, contact **May's** to arrange a viewing – after all, you cannot see the changes from the outside!

ACCOMMODATION

composite door to:

ENTRANCE HALL: 9' 1" x 6' 3" (2.77m x 1.90m)
radiator; meter cupboard; glazed door to:

LIVING ROOM: 27' 4" x 13' 2" (8.32m x 4.01m)
(overall measurements) of open plan design;
radiator; electric fire (not tested); three T.V.
aerial points; double glazed bi-fold doors to
patio and garden.

KITCHEN SECTION: 11'0 x 8'0. range of floor
standing drawer and cupboard units with
woodblock worktop; tiled splash backs;
matching wall mounted cabinets over;
integrated "Neff" slide and glide oven with five
burner "Neff" gas hob and extractor fan over;
cupboard housing "Worcester" gas fired
combination boiler; inset stainless steel sink;
integrated washing machine and fridge; double
glazed door to patio.

BEDROOM 1: 11' 0" x 11' 0" (3.35m x 3.35m)
to face of fitted wardrobes; radiator.

BEDROOM 2: 8' 4" x 8' 0" (2.54m x 2.44m)
fitted cupboard; radiator.

BATHROOM/W.C.:

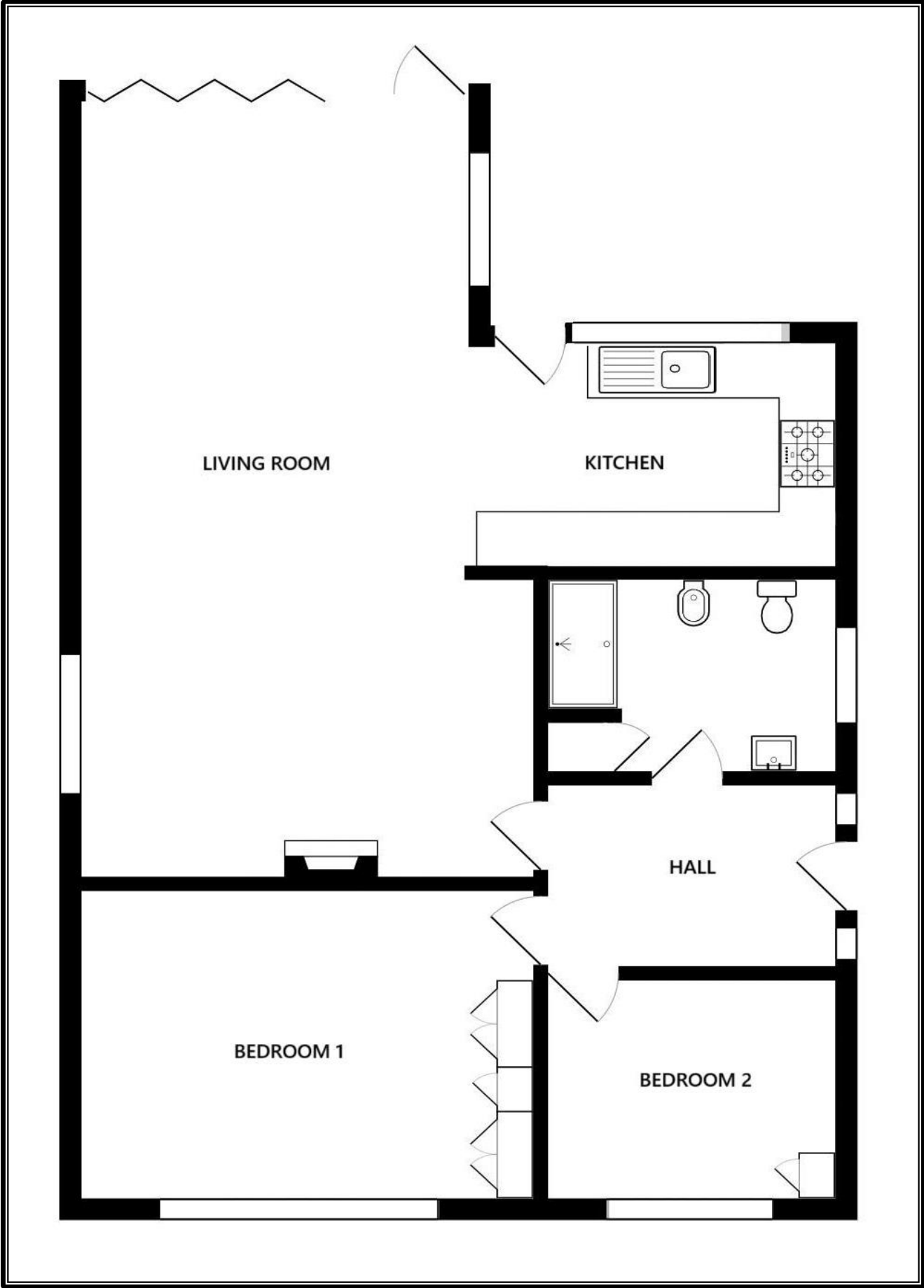
part tiled walls; matching suite comprising close
coupled W.C.; wash hand basin inset in vanity unit
with twin cabinet beneath; bidet; light with shaver
point; shower cubicle with glazed screen; extractor
fan; ladder style heated towel rail; airing cupboard
with electric heater and slatted shelving; concealed
trap hatch to roof space;

OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly south and has
been laid principally to lawn with shaped flower
and shrub borders. Gated side access to the FRONT
GARDEN which again has been laid principally to
lawn with a tarmacadam drive to:

GARAGE: 18' 6" x 8' 5" (5.63m x 2.56m)
metal up and over door; power and light; personal
door to garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.