



Astons
of Sussex
Residential Sales & Lettings



Avondale, Beech Avenue, PO20 8HU

Avondale, Beech Avenue Chichester, West Sussex, PO20 8HU

Guide Price £549,950

A stunning two bedroom DETACHED coastal bungalow, comprehensively RENOVATED throughout, boasting superb OPEN PLAN LIVING, a PRIVATE SOUTH FACING GARDEN and OFF ROAD PARKING for three cars.

Having undergone a comprehensive renovation and internal remodelling programme completed in May 2021, this beautifully presented two-bedroom detached bungalow offers stylish, contemporary living just a five-minute walk from the beach. Finished to a high standard throughout, the property combines modern comforts with practical design, making it an ideal permanent residence, holiday home or investment opportunity.

An inviting entrance hall provides access to all principal rooms, creating a well-balanced and easy-flowing layout. The heart of the home is the impressive open plan kitchen, sitting and dining room, positioned to the rear of the property to take full advantage of the south-facing garden. Flooded with natural light through impressive triple-track sliding doors, this superb living space seamlessly connects the indoors with the outside, making it perfect for both everyday living and entertaining.

The property offers two generous double bedrooms, each thoughtfully presented and providing comfortable accommodation. The luxurious bathroom has been beautifully appointed and features a large walk-in shower alongside an elegant freestanding roll-top bath, creating a relaxing spa-like retreat.



As part of the renovation, the bungalow benefits from a complete re-wire and new plumbing throughout, together with a premium Viessmann gas combi boiler incorporating a Nest smart thermostat, ensuring efficient and economical heating via radiators.

Outside, the south-facing rear garden has been designed with ease of maintenance in mind, providing a private and secluded setting that is not overlooked. A particular highlight is the stunning Siberian larch-clad garden room, fully insulated and equipped with power, heating and hardwired ethernet, making it an ideal home office, studio, gym or additional entertaining space.

Further practical benefits include off-road parking for three vehicles, a part-boarded loft with fitted access ladder offering excellent additional storage, and planning permission, now lapsed, which previously approved the addition of two further ground floor bedrooms and a bathroom. This demonstrates the property's future potential, subject to obtaining the necessary consents.

Situated within easy walking distance of the seafront, this exceptional bungalow offers a rare opportunity to acquire a beautifully modernised coastal home in a highly desirable location. With its high-quality finish, versatile accommodation and excellent lifestyle appeal, early viewing is highly recommended.

Tenure Freehold | **Council Tax** Band E | **EPC** C

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

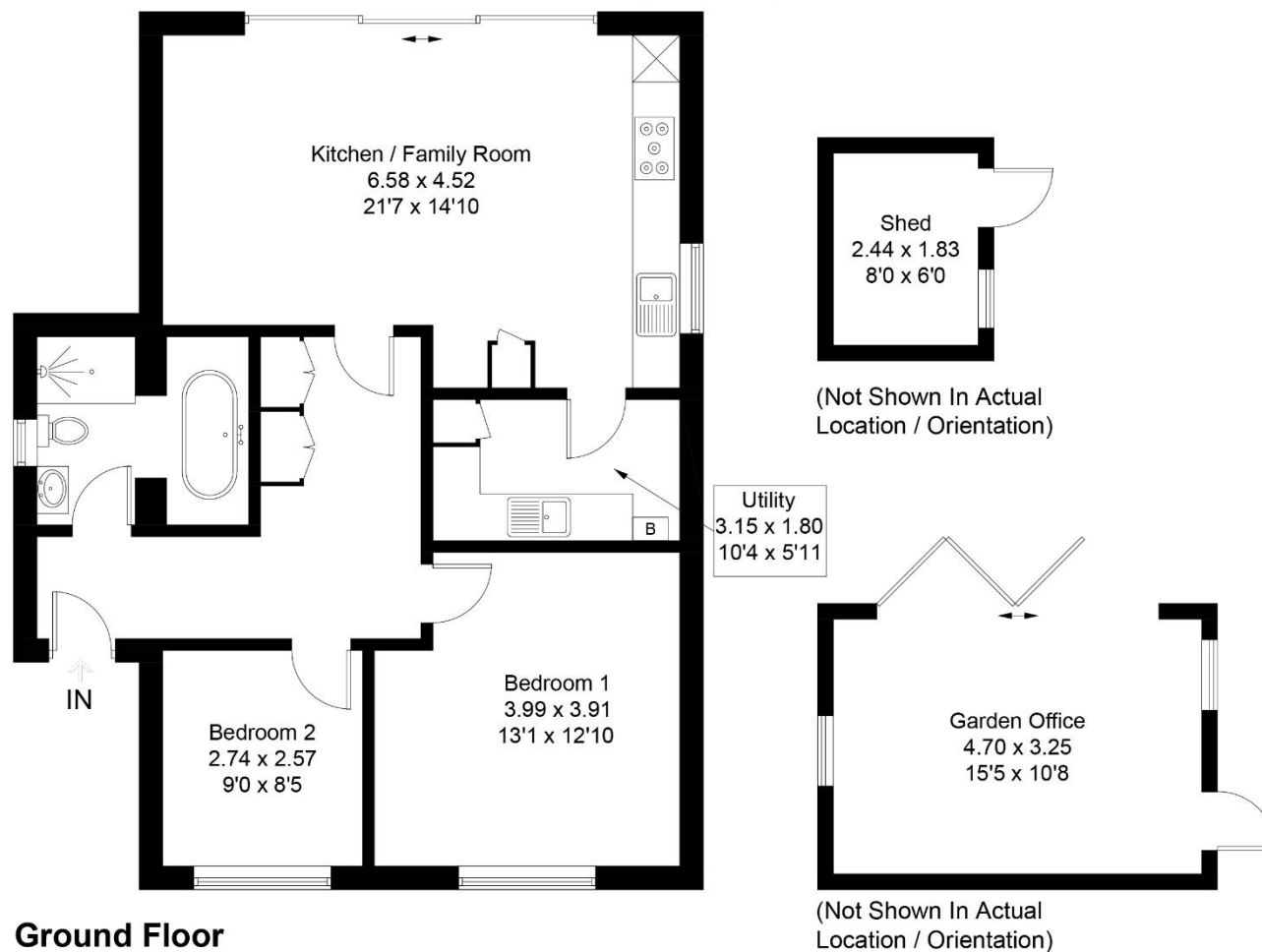
Produced for Astons of Sussex

Avondale, Beech Avenue, PO20 8HU

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft

Outbuildings = 19.8 sq m / 213 sq ft

Total = 96.7 sq m / 1041 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991