11 Andrew Avenue, Felpham

Guide Price **£350,000**

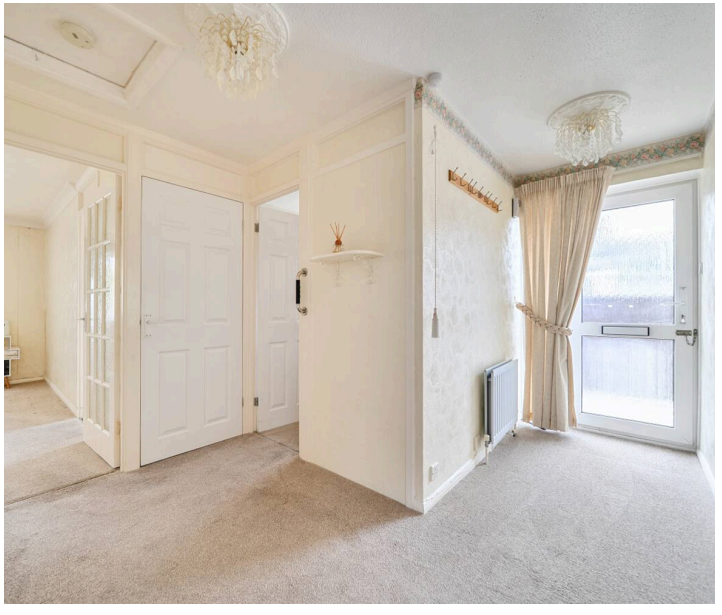
Henry Adams
estate agents

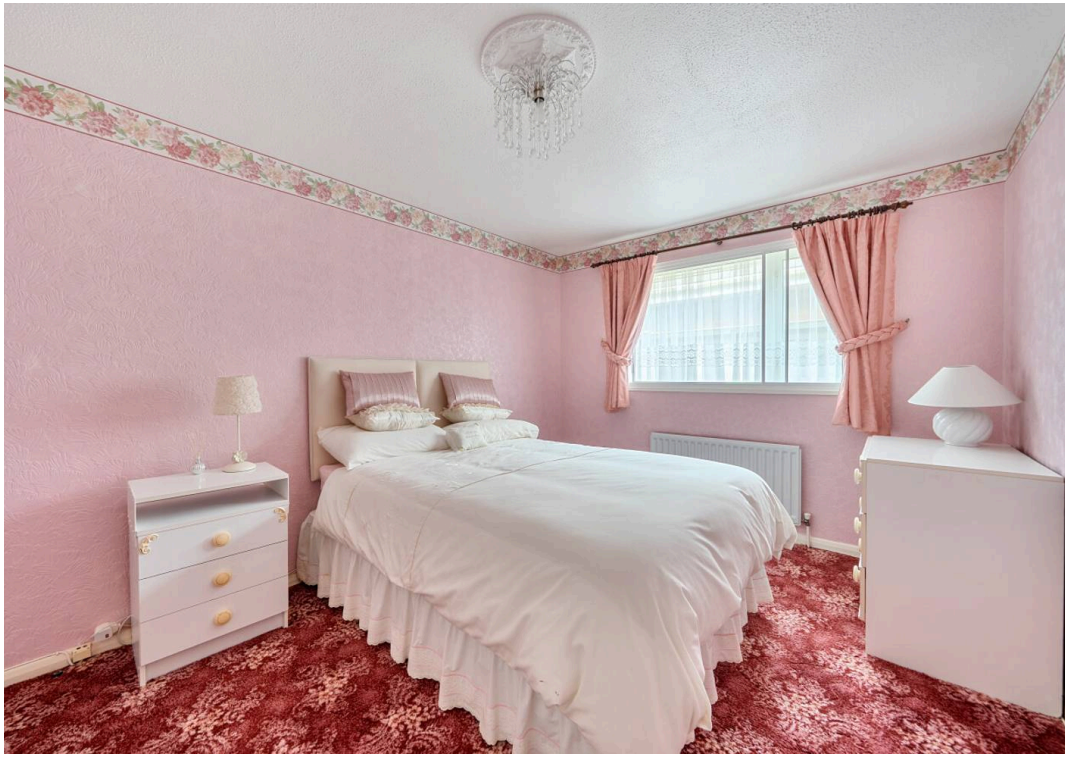
11 Andrew Avenue

- Detached Bungalow
- No Onward Chain
- 1,144 Sq Ft inc. Garage
- Sitting Room
- Conservatory
- Kitchen
- 3 Bedrooms
- Shower Room
- Driveway & Garage
- Low Maintenance Gardens

Located within a peaceful residential side road of similar properties, this delightful three bedroom detached bungalow offers a wonderful blend of comfort, space, and convenience, all presented with the added benefit of no onward chain.

Spanning approximately 1,144 sq ft (including the garage), the property welcomes you with a generous driveway leading to the attached garage, providing ample parking and storage. Step inside to discover a thoughtfully arranged layout, where a bright and airy south-facing sitting room serves as the heart of the home, ideal for relaxing or entertaining guests. The kitchen also enjoys a southerly aspect and offers plenty of workspace and cabinetry for the keen home cook. At the rear, a conservatory invites you to enjoy garden views throughout the seasons, creating a tranquil setting for morning coffee or afternoon reading. Three well-proportioned bedrooms provide flexible accommodation for family, guests, or a home office/hobbies room, while the shower room ensures every day convenience. With its practical single-level design this bungalow is perfectly suited for those seeking a comfortable lifestyle in a sought-after location.





GROUND FLOOR

Andrew Avenue, Bognor Regis

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1144 sq ft / 106.2 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 2026.
Produced for Henry Adams. REF: 1479212

The outside spaces have been designed with ease and enjoyment in mind, featuring low maintenance designs, To the front, a neat lawned garden, and to the rear a paved design offering plenty of privacy, with side gate and door into the garage. The garage has power and light with a remotely operated electric door.

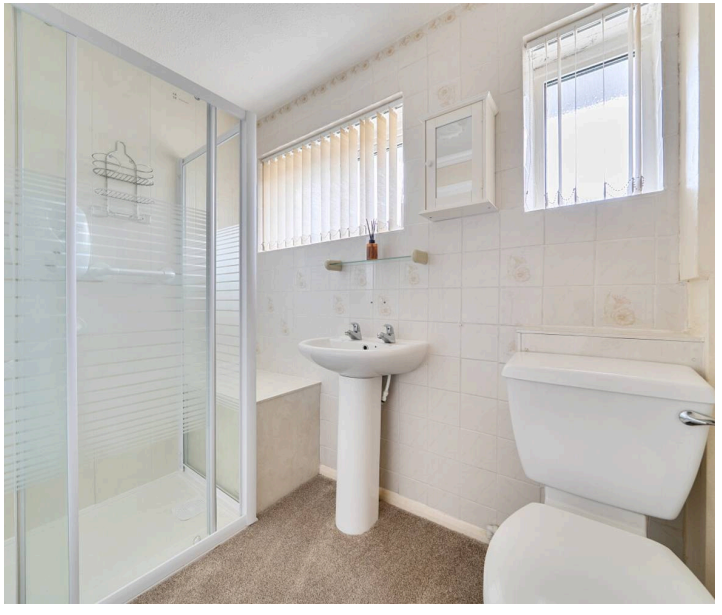
Andrew Avenue is located to the east of the pretty village of Felpham which offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words ///front.fills.total

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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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.