



25 Gorse Avenue | Hurstwood Private Estate | Felpham | Bognor Regis | West Sussex | PO22 6AY

Price **£365,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 25 Gorse Avenue | Hurstwood Private Estate Felpham | Bognor Regis | West Sussex | PO22 6AY

- **Character Semi-Detached Bungalow**
- **Favoured Private Estate Setting**
- **Non Through Road Cul-de-sac Position**
- **2 - 3 Bedrooms Creating Versatile Accommodation**
- **Larger Than Average Plot With L-Shaped Rear Garden**
- **Double Glazing & Gas Heating (Radiators)**
- **NO ONWARD CHAIN**
- **943.5 Sq Ft / 87.7 Sq M**

Offered For Sale with No Onward Sale, this delightful semi-detached bungalow is situated in a sought after private estate setting and boasts highly versatile accommodation comprising: L- shaped hallway, front aspect living room, kitchen, dining room/bedroom 3, two further double bedrooms, a pitched roof conservatory and bathroom. The property offers enormous scope and potential to improve if desired and boasts character features including decorative exposed beams to the majority of ceilings and plate racks providing a cottagey feel, along with modern comforts such as double glazing and a gas heating system via radiators. Externally there is a driveway providing on-site parking and a larger than average enclosed rear garden.

The double glazed front door positioned at the side of the property opens into an 'L' shaped hallway with plate rack surround and decorative exposed beams, along with an access hatch to the loft space. Doors lead from the hallway to the living room, kitchen, two bedrooms and bathroom.

The living room has a square bay window to the front, feature Adams style fireplace, along with plate rack surround and decorative exposed beams.

The generous kitchen has a range of matching units, fitted work surfaces, inset ceramic 1 1/2 bowl single drainer sink unit, 5 burner gas hob with hood over and oven under, dishwasher and microwave, an under-counter fridge and freezer, space for a table and chairs, plate rack surround, decorative exposed beams, wall mounted Worcester gas boiler, window and door to the side, sliding patio doors to the rear into the conservatory and a brick archway to the side, which leads into the adjoining dining room/bedroom 3, which has a window to the rear, dado-rail surround and sliding patio doors to the side into the conservatory. The pitched roof double glazed conservatory has tiled flooring, fitted blinds skylight and provides access into the rear garden via double glazed French doors

Bedroom 1 has a window to the front and fitted bedroom furniture. Bedroom 2 has a skylight window to the rear and fitted cupboard housing the lagged hot water cylinder. The bathroom has a white suite of bath with Antique style mixer tap/shower attachment, wall mounted electric shower, fitted glazed shower screen, low level wc, pedestal wash basin, tiled walls and flooring and window to the side.

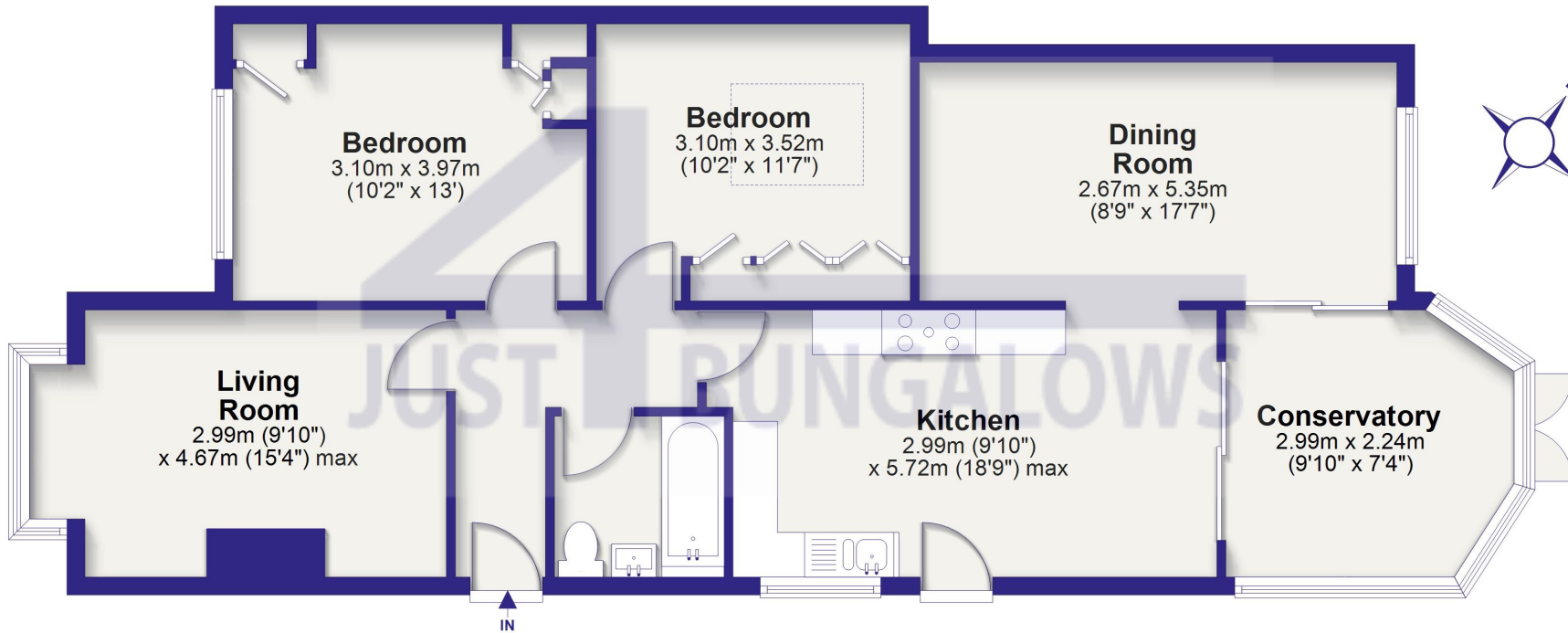
Externally, the front garden has a low brick wall to the front boundary, a driveway providing on-site parking, external courtesy lighting and gate to the side where there is an external water tap and two storage sheds. The delightful L - shaped rear garden has lawn with established shrub border and feature sunken pond, steps down to an entertaining terrace with further lawn, greenhouse, additional storage shed, pergola and lamp post.



Ref: CR325-10/25

## Ground Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

**Current EPC Rating:** D (61)

**Council Tax:** Band £2,053.10 p.a.  
(Arun District Council / Felpham 2026 - 2027)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.