



24 Andrew Avenue, Felpham

Charming three bedroom detached bungalow in Felpham village.



▶ **Detached Bungalow**

▶ **Three Bedrooms**

▶ **Family Bathroom**

▶ **South Facing Garden**

▶ **No Onward Chain**

▶ **En-Suite Shower**

▶ **Refitted Kitchen**

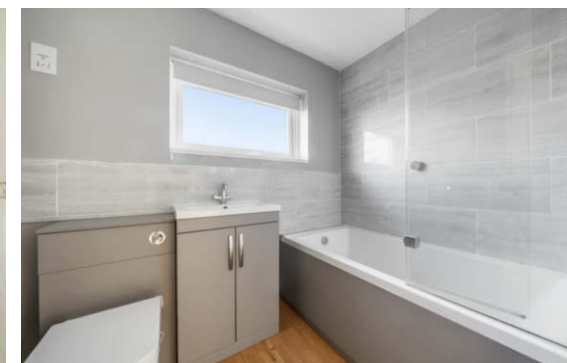
▶ **Driveway & Garage**

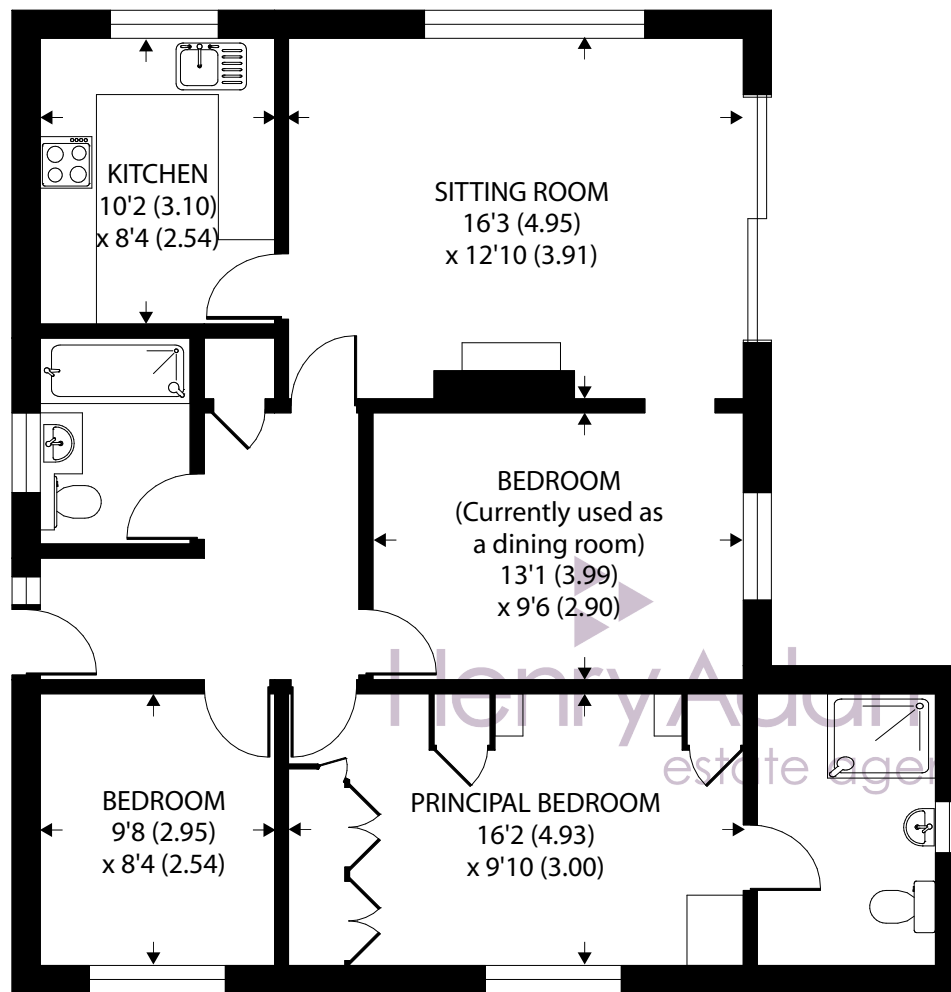
Presented for sale with no onward chain, this charming detached bungalow is located in a sought-after residential area in the coastal village of Felpham, not far from the beach.

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.

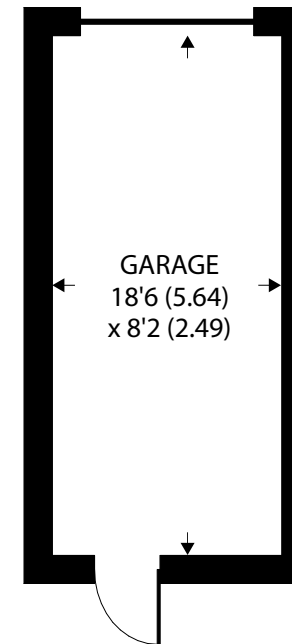
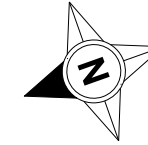
Externally, a driveway allows off-road parking and leads to a garage. The south-facing rear garden ensures a high level of privacy and features a paved patio area as well as a lawn.

Council Tax Band: D





GROUND FLOOR



GARAGE NOT SHOWN
IN ACTUAL POSITION

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



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.

Location

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

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