



15 Goodwood Avenue | Felpham | Bognor Regis | West Sussex | PO22 8EE

Price £675,000 | Freehold

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JUST BUNGALOWS

15 Goodwood Avenue

Felpham | Bognor Regis | West Sussex | PO22 8EE

- **Individually Designed Detached Bungalow**
- **3 Bedrooms (En-Suite to Bedroom 1)**
- **Generous Kitchen/Dining Room**
- **Utility Room & Cloakroom (3 wcs in total)**
- **Hobbies/Craft Room**
- **Southerly Sitting Room**
- **On-site Parking & Double Garage**
- **Established Southerly Rear Garden**
- **1,638 Sq Ft / 152.2 Sq M (incl. garage)**

Current EPC Rating: C (71)

Council Tax: Band E £2,835.85 p.a. (Arun District Council / Felpham 2025 - 2026)

Situated in a favoured location, close to the golf course, schools and leisure centre, this unique single storey residence is reputed to have been originally constructed in the 1950's and in more recent years sympathetically extended and improved, to create light, airy and well proportioned accommodation, which comprises entrance hall, a generous 'L' shaped kitchen with dining area, separate utility room, cloakroom/wc, rear lobby with pantry, hobbies/craft room, generous sitting room, principal bedroom with en-suite shower room, two further bedrooms and bathroom.

The property also offers double glazing, a gas heating system via radiators and modern combination boiler, on-site parking at the front, a detached pitched roof double garage and a delightful established fully enclosed southerly rear garden.

A storm porch with courtesy light protects the front door which opens into a welcoming entrance hall where doors lead to the kitchen/dining room, sitting room, three bedrooms and bathroom.

The 'L' shaped kitchen/dining room is positioned at the front of the property with two windows to the side and window to the front and boasts a comprehensive range of base and drawer units with fitted work surfaces incorporating a breakfast bar, Range style cooker with hood over, integrated full size dishwasher, further shelved storage cupboards and space for a dining table and chairs. A stable style part glazed door leads from the kitchen to the side into a lobby area with useful pantry housing the wall mounted electric consumer unit and electric meter along with an access hatch to the loft space and French doors leading out to the side. From the lobby, doors open to the cloakroom with wc, wash basin and window to the side, along with the separate utility room, which has a window to the front, fitted work surface with space and plumbing for a washing machine and second sink unit, wall mounted gas 'Vaillant' combination boiler and gas meter and space for a dryer.

From the dining area, French doors lead to the side into a delightful adjoining hobbies/craft room with three skylight windows in the vaulted ceiling, windows to the front and side and bespoke fitted storage unit housing a work station.



The sitting room is a bright and airy dual aspect room with windows to the side and rear and a door leading out to the rear garden, along with a feature fireplace with electric fire.

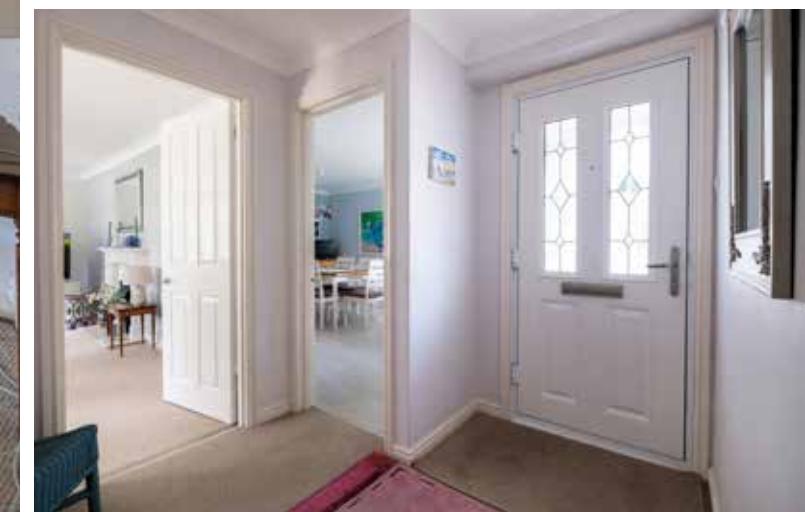
Bedroom 1 is positioned at the rear of the property with built-in wardrobes and door to the adjoining en-suite shower room, which has a window to the rear, shower enclosure with fitted shower, shaped wash basin with storage units under, enclosed cistern wc, tiled flooring with electric under floor heating and ladder style heated towel rail.

Bedroom 2 is also a good size double room with a window to the rear enjoying a pleasant outlook into the rear garden and fitted double wardrobe, while Bedroom 3 is positioned at the front of the property and is a dual aspect room, with windows front and side and a built-in double wardrobe/storage cupboard with electric heater.

In addition, there is a modern bathroom with a white suite of bath with mixer tap/shower attachment and fitted shower screen, wash basin inset into surround with storage under and enclosed cistern wc, ladder style heated towel rail, modern vertical radiator and window to the front.

Externally, the property sits within a corner plot position, with a generous frontage providing on-site parking, a mature Olive tree set in a pretty forecourt and large detached pitched roof garage with an electrically operated vertical roller door at the front, power, light and window and personal door to the side.

The southerly rear garden is also of a good size, being well screened from neighbouring properties via strategically placed shrubs and hedging to the side, a generous shaped lawn with well stocked beds and borders, paved sun terrace, timber storage shed with power and light, vegetable patch and feature wooden gazebo for alfresco dining. To the side of the property there is a generous side passageway with gates front and rear with an outside tap and bin storage area.



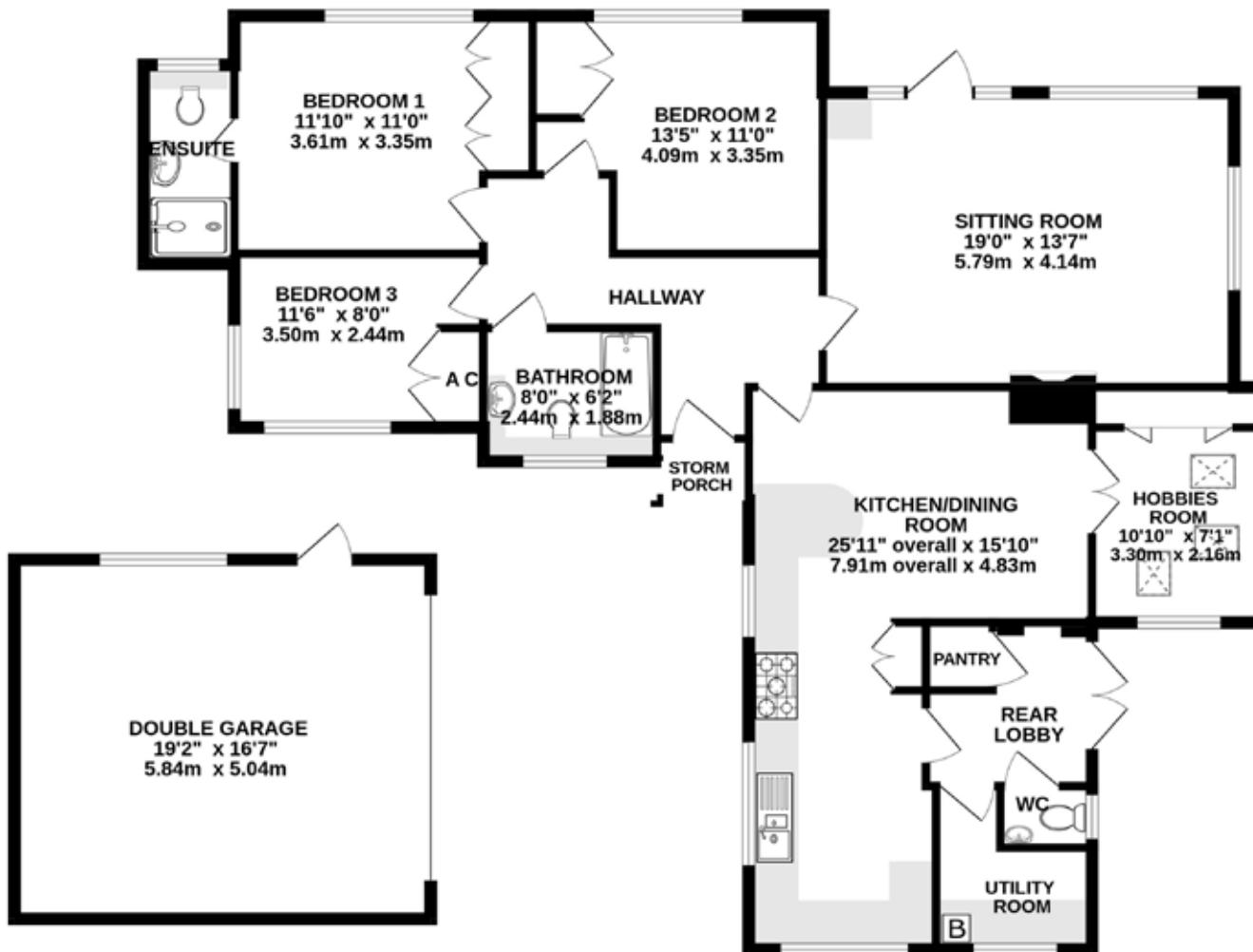


GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.