

ANDREW AVENUE
Felpham
West Sussex



£420,000 Freehold

A beautifully presented and well-appointed detached 3-bedroom bungalow with pretty gardens

FEATURES:

- **Kitchen breakfast room opening into conservatory**
- **Light & spacious sitting room with inset gas fire**
- **Master bedroom with en-suite bathroom & 2 further bedrooms & shower room**
- **Small garage & driveway parking**
- **Pretty and enclosed rear gardens**
- **Short walk to the beach, bus stop and local shops**

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SITUATION

The property is situated in Andrew Avenue, close to the village of Middleton-on-Sea which offers wide ranging amenities and the beach is a short walk away. Neighbouring Felpham village has many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop at the top of the road linking Middleton to Bognor Regis, Arundel and Chichester, all of which are located within a 10 mile radius. The beautiful South Downs with its new National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

46 Andrew Avenue is a beautifully presented bungalow with light, bright, spacious accommodation which comprises of entrance hall which in turn leads to all rooms. The south facing sitting room has a modern inset gas fire and the fitted kitchen opens into a large conservatory currently used as a dining room with family area and this has doors to the garden. The master bedroom has a full en-suite bathroom with separate shower and there are two further double bedrooms and a modern family shower / wet room. The garden is a particular feature of the property being enclosed, with a range of mature plants and shrubs, small patios and offering a good degree of privacy. From the driveway at the front of the bungalow there is access to the side of the property and the half garage which also has power and light. We would highly recommend an internal inspection to appreciate this bungalow's high standard of finish.

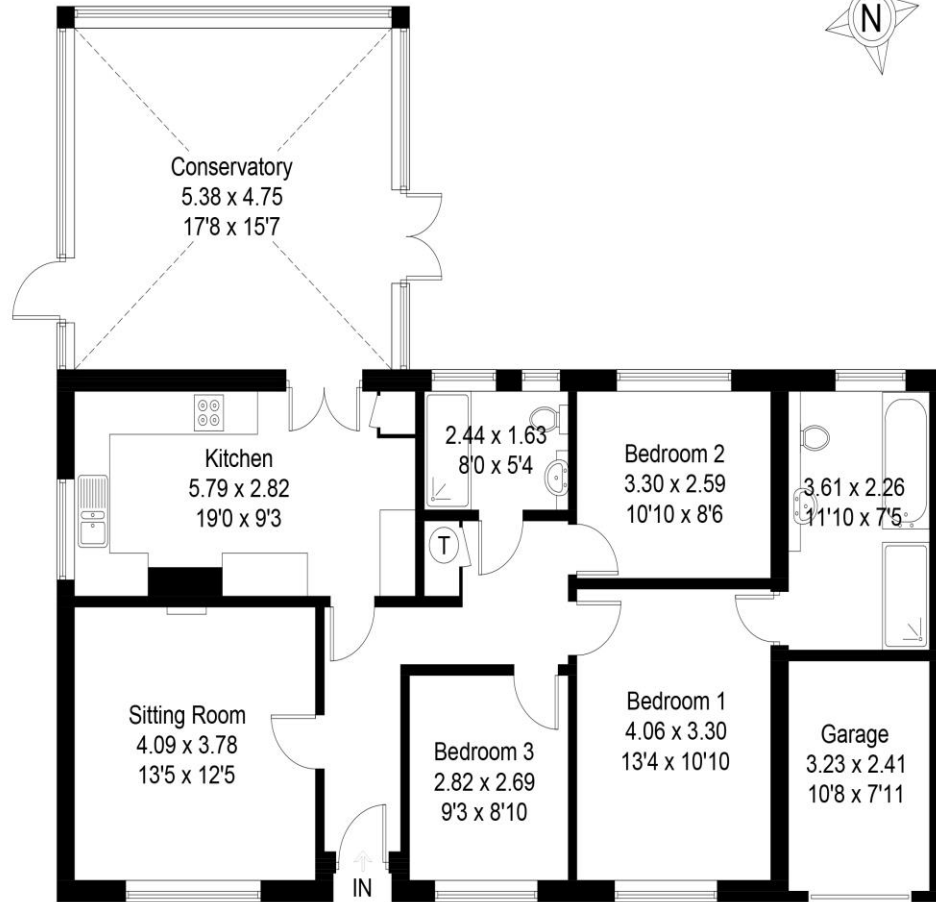
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
46 Andrew Avenue, Felpham, PO22 7QD



FLOOR PLAN:

Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft
Garage = 7.7 sq m / 83 sq ft
Total = 125.1 sq m / 1347 sq ft



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID435489)

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