



Total Approx. Floor Area 684 ft² ... 63.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.
Prepared by 1st Image 2025

Tenure: Freehold

Energy Efficient Rating: D58

Council Tax Band: C



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

9 Andrew Avenue, Felpham, West Sussex, PO22 7QS Guide Price: £350,000 - Freehold

Glyn-Jones



Presenting a beautifully maintained detached bungalow in the sought-after area of Felpham, ideally suited for those seeking single-storey living in a coastal setting. This inviting home has been recently re-carpeted and redecorated, creating a fresh and welcoming canvas for its new owners.

Stepping inside, the entrance hall offers the practicality of two built-in storage cupboards, ensuring a tidy and uncluttered atmosphere. The property boasts two bedrooms, each benefiting from built-in wardrobes for ample storage. Central to the home is a spacious, south-facing lounge / dining room, bathed in natural light, and with a convenient side door leading out to the enclosed rear garden—a perfect space for relaxing or entertaining.

The re-fitted shower room/w.c presents modern comfort in a tasteful finish, while the fitted kitchen provides plenty of workspace for culinary endeavours. Gas central heating and double glazing ensure comfort all year round.

Externally, the bungalow enjoys a long driveway running alongside a well kept open lawn front garden. The driveway provides off-street parking for several vehicles and continues to a garage fitted with a recently installed electric roller door. Within the enclosed rear garden, a gate allows direct access back to the driveway.



At an Average rating of
4.9/5 ★★★★★



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Set within a peaceful residential area, the property is just half a mile from the picturesque seafront, making memorable coastal walks a part of everyday living. Tesco Express and the range of amenities along Felpham Way are a mere 0.2 miles away, while Bognor Regis train station—with regular services direct to London—is conveniently located 2.2 miles from the doorstep, ensuring excellent connectivity for commuters and visitors alike.

With no forward chain and all the comforts expected of a modern home, this charming property is ready to view. Arrange a visit today to appreciate all this wonderful bungalow has to offer.



“No forward chain”

