



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£395,000 Freehold

49 Andrew Avenue
Felpham, Bognor Regis, PO22 7QD

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Built in the late 1960's, this Detached Bungalow has undergone certain modernisation over the years, with **gas fired central heating by radiators, uPVC framed double glazing**, the addition of an **En-Suite Shower Room**, plus **replacement Kitchen**. The rear garden faces roughly West with side access to the driveway and Garage. Situated mid-way between the villages of Felpham and Middleton-on-Sea, there are local shops (Tesco Express, Spar) within about 1/4 mile, whilst for the dog owners George V playing fields welcomes walkers around the perimeter. So if the above description excites your interest, why not telephone **May's** to make that appointment.

ACCOMMODATION

ENTRANCE HALL:

with uPVC double glazed door; double cupboard housing meters and fuse box; trap hatch to roof space.

LIVING ROOM: 17' 0" x 13' 3" (5.18m x 4.04m)

narrowing to 7'3. wall mounted living flame gas fire; two radiators; T.V. aerial point; double glazed sliding door to garden.

KITCHEN: 10' 9" x 8' 0" (3.27m x 2.44m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; fully tiled walls and matching wall mounted

cabinets over; inset stainless steel sink; "Zanussi" electric oven; four burner gas hob with filter hood over; space and plumbing for washing machine; further appliance space; radiator; door to side.

BEDROOM 1: 11' 0" x 11' 0" (3.35m x 3.35m)

plus door recess. radiator; built in wardrobe. EN-SUITE: part tiled walls; close coupled W.C.; pedestal wash hand basin; glazed shower cubicle; ladder style heated towel rail; extractor fan.

BEDROOM 2: 8' 6" x 8' 0" (2.59m x 2.44m)

telephone point; T.V. aerial point; radiator.

BATHROOM:

part tiled walls; close coupled W.C.; pedestal wash hand basin; panelled bath; radiator;

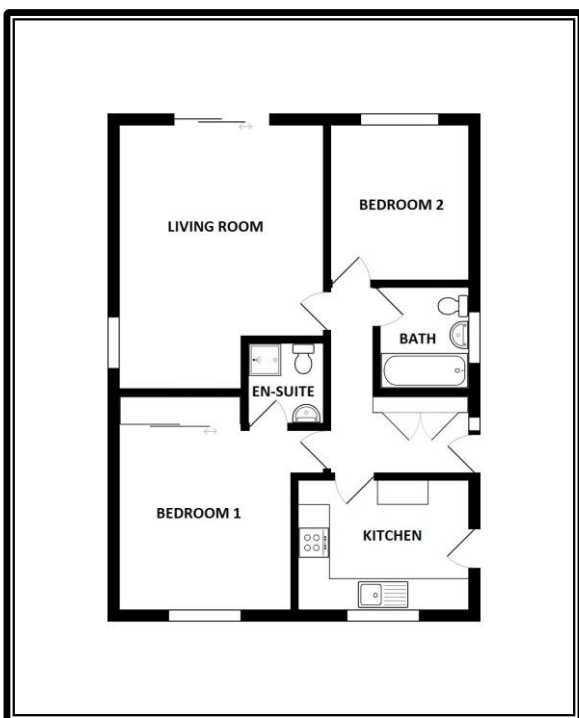
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly west and has a maximum depth of 40 ft and a width of some 35 ft, with the former reducing to 27 ft. With lawn, mature shrub and flower borders plus two patio areas and gateway access to the side. The FRONT GARDEN is again laid principally to lawn with driveway to the:

GARAGE: 18' 8" x 3' 0" (5.69m x 0.91m)

power and light; metal up and over door; personal door to garden.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.