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9 Gorse Avenue, Bognor Regis
£310,000



This well-presented three-bedroom bungalow offers spacious and versatile accommodation, making it an excellent choice for a range of buyers, including downsizers, families, and those seeking the convenience of single-storey living.

A welcoming entrance hall provides access to all principal rooms. Positioned to the front of the property, the generous lounge is bright and inviting, offering a comfortable space to relax or entertain guests.

The fitted kitchen features a range of wall and base units with ample worktop space and leads through to a delightful conservatory, creating an additional reception area that can be enjoyed throughout the year. Overlooking the garden, the conservatory provides the perfect setting for dining, relaxing, or entertaining, while allowing an abundance of natural light to flood the home.

The property benefits from three well-proportioned bedrooms, with the third offering excellent versatility and the potential to be used as a formal dining room, home office or hobby room, depending on individual needs. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Situated in a popular residential location, the property is conveniently placed for a range of local amenities, shops, healthcare facilities and public transport links, while excellent road connections provide easy access to surrounding towns and villages.

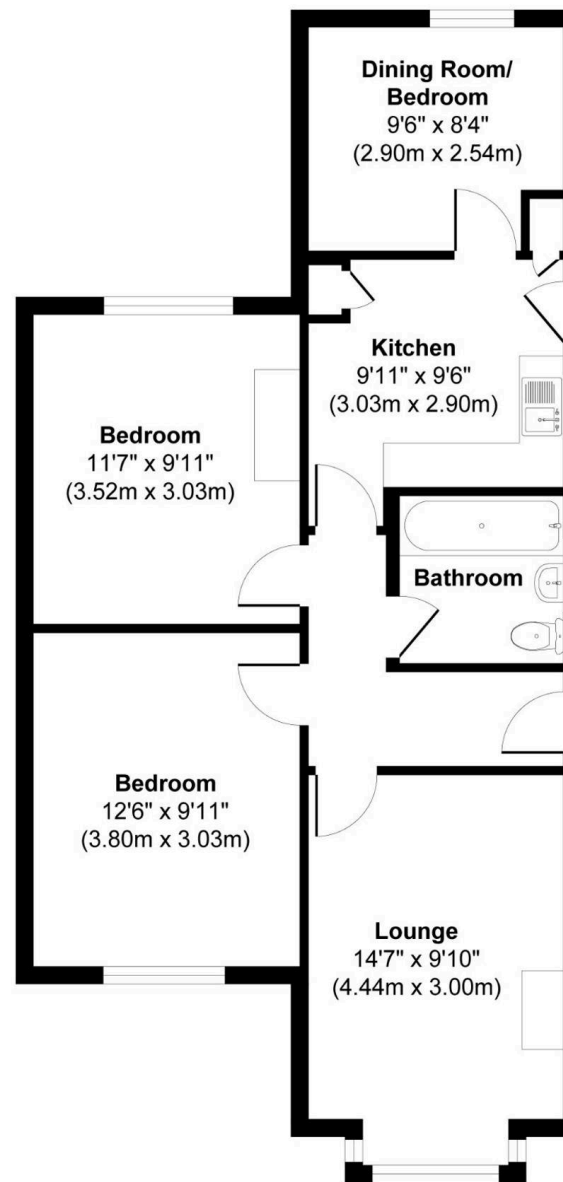
Offering flexible living space, a bright conservatory, and a convenient location, this attractive bungalow represents a fantastic opportunity for a wide variety of purchasers. A viewing is highly recommended to fully appreciate everything this charming home has to offer.



Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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Gorse Avenue
Approx. Gross Internal Floor Area
647 sq. ft / 60.10 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Produced by Home Focus Studio Ltd.



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Council Tax band: C
Tenure: Freehold