



2 Caledon Avenue, Felpham

Guide Price £495,000

 **Henry Adams**
estate agents

2 Caledon Avenue

- Spacious Detached Bungalow
- 1,343 Sq Ft (excluding garage)
- 3 Bedrooms
- Sitting Room & Dining Room
- Conservatory & Study/Bedroom 4
- Kitchen-Breakfast Room
- Utility & Cloakroom/WC
- Garage & Driveway
- Large Private Gardens
- No Forward Chain

Welcome to this spacious, detached bungalow which enjoys a pleasant residential location not far from the beach. Now offered for sale with the advantage of no chain, it presents an exceptional opportunity for buyers to acquire the property without the complication of a forward chain.

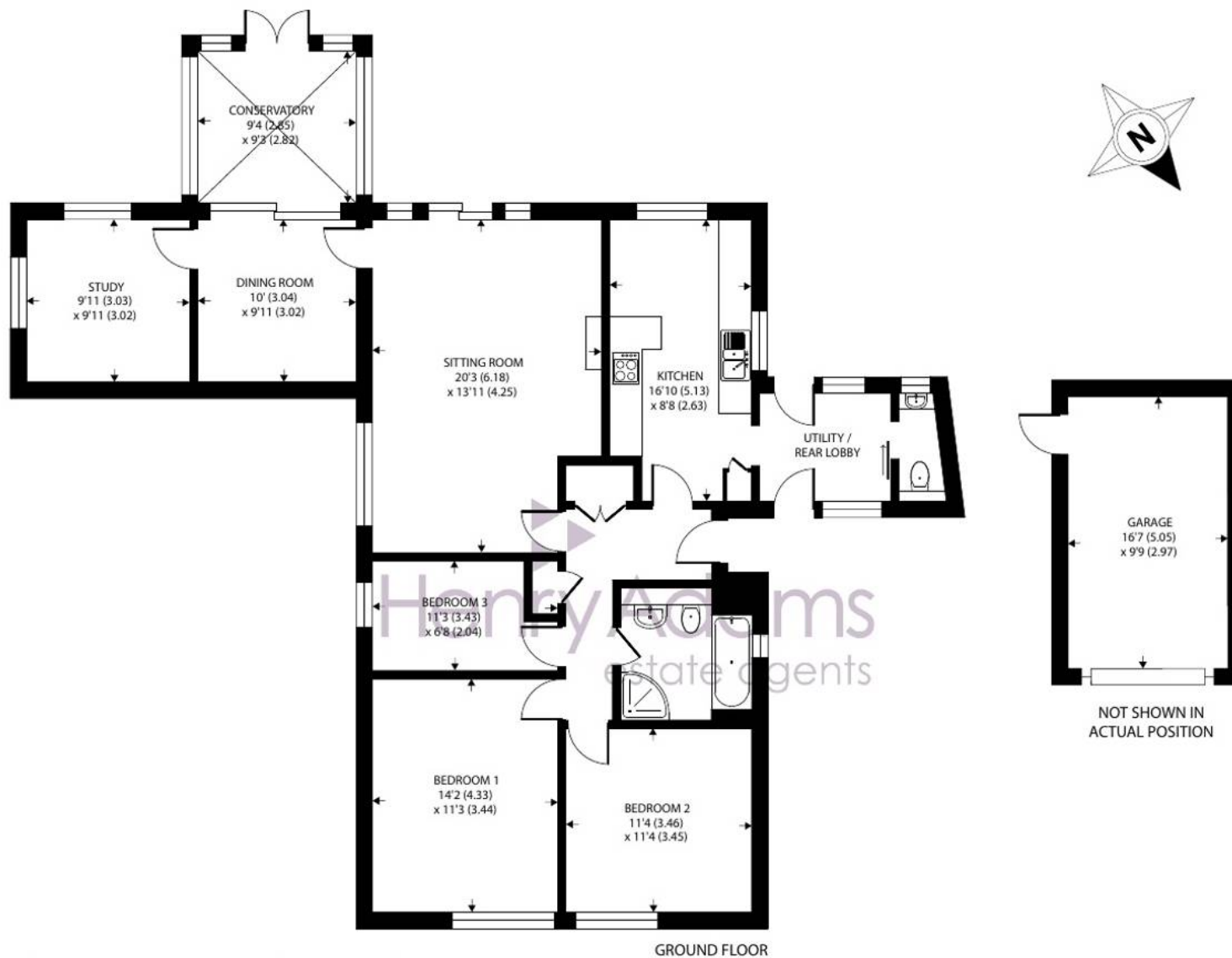
Internally, the property benefits from replacement internal doors and has recently been redecorated in neutral colours providing light and welcoming accommodation throughout. Another feature of the property is the delightful wood-block flooring which runs through the hallway into the sitting room and all three bedrooms.

The accommodation measures 1,343 sq ft (excluding the garage) and has already been extended to add additional accommodation and versatility. The accommodation briefly comprises three bedrooms, a family bathroom large enough to include a separate shower cubicle, a generous sitting room with access to the garden, and a kitchen-breakfast room with separate utility/rear lobby and cloakroom.









Caledon Avenue, Felpham, Bognor Regis

Approximate Area = 1343 sq ft / 124.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1504 sq ft / 139.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.
Produced for Henry Adams. REF: 1499002

The extended section of the building comprises two additional rooms plus a double glazed conservatory. These two rooms have previously been used as a dining room and study, although the study could be utilised as an additional bedroom and this 'wing' could potentially be adapted for use as an annexe or suite of rooms.

Outside, to the front of the property, there is a driveway providing off-road parking for three vehicles and leading to the single garage. The southerly rear gardens wrap around the property and are lawned with a large decked area with mature trees and shrubs providing a high level of privacy. Although already extended, there is plenty of room for further extension if desired.

Caledon Avenue is a pleasant residential road located a short distance from the beach and near to the border with Middleton-on-Sea. Both Felpham and Middleton offer a wide range of local facilities including schools, medical centres, pharmacies, sports centres (one with swimming pool), golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range of facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words [///payer.part.civil](https://www.what3words.com/payer.part.civil)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.