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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



**28 Mansfield Road**  
**North Bersted, Bognor Regis,**  
**PO22 9EY**

**£450,000 Freehold**

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Whether you are a young family wanting to move up the property ladder or perhaps an older buyer looking for their ultimate retirement home perhaps this modernised and extended **DETACHED CHALET STYLE BUNGALOW** might suit your needs. Significantly improved by the present owners this property has been transformed from the original bungalow into the versatile home we see today. Having a feature **garden extending to a depth of some 100 ft**, whilst there is ample parking for a number of vehicles on the paved front garden and driveway. Offered with the benefit of **gas fired central heating, uPVC framed double glazing** plus a double glazed **CONSERVATORY and UTILITY ROOM**. Deceptive from the outside, this is a property requiring internal inspection to fully appreciate the presentation and layout. Contact **May's** for an appointment to view.

#### **ENTRANCE PORCH:**

Glazed door; cloaks hanging space; glazed door to:

#### **HALL:**

radiator; shelved storage cupboard; under stairs cupboard.

#### **LIVING ROOM: 20' 10" x 12' 0" (6.35m x 3.65m)**

Living flame gas fire with surround and hearth, Satellite and T.V. aerial point, telephone point, feature double glazed leaded light porthole windows, double glazed double doors to patio.

#### **KITCHEN: 17' 7" x 10' 10" (5.36m x 3.30m)**

(Maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop, tiled splash backs and matching wall mounted cabinets above; inset stainless steel sink, integrated fridge, integrated dishwasher. 5 burner gas hob with extractor fan above, eye level double oven.

#### **UTILITY ROOM: 9' 7" x 4' 10" (2.92m x 1.47m)**

Stainless steel sink with mixer tap, space and plumbing for washing machine, further appliance space, door to garage.

#### **CONSERVATORY: 13' 5" x 9' 9" (4.09m x 2.97m)**

of uPVC double glazed construction; double glazed double doors to patio.

#### **DINING ROOM/ G.F. BEDROOM: 16' 0" x 12' 0" (4.87m x 3.65m)**

Maximum measurements into bay. Living flame gas fire and surround, feature leaded light porthole windows, T.V. aerial point.

#### **G.F. BEDROOM/STUDY: 11' 3" x 7' 3" (3.43m x 2.21m)**

Double aspect room.

#### **G.F. BATHROOM:**

Fully tiled with corner shower cubicle, panelled bath, close coupled W.C., pedestal wash hand basin, cup cupboard housing lagged hot water cylinder with slatted shelving.

#### **FIRST FLOOR LANDING:**

Hatch to loft space, eves storage.

#### **BEDROOM 1: 15' 6" x 12' 0" (4.72m x 3.65m)**

Narrowing to 9' 7" to face of fitted wardrobes. A double aspect room, T.V. aerial point, eves storage, door to:

#### **W.C.**

A 'Jack and Jill' W.C. comprising of, close coupled W.C., wash hand basin inset in vanity unit with twin cabinet beneath.

#### **BEDROOM 2: 10' 10" x 8' 2" (3.30m x 2.49m)**

Eaves storage.

#### **OUTSIDE AND GENERAL**

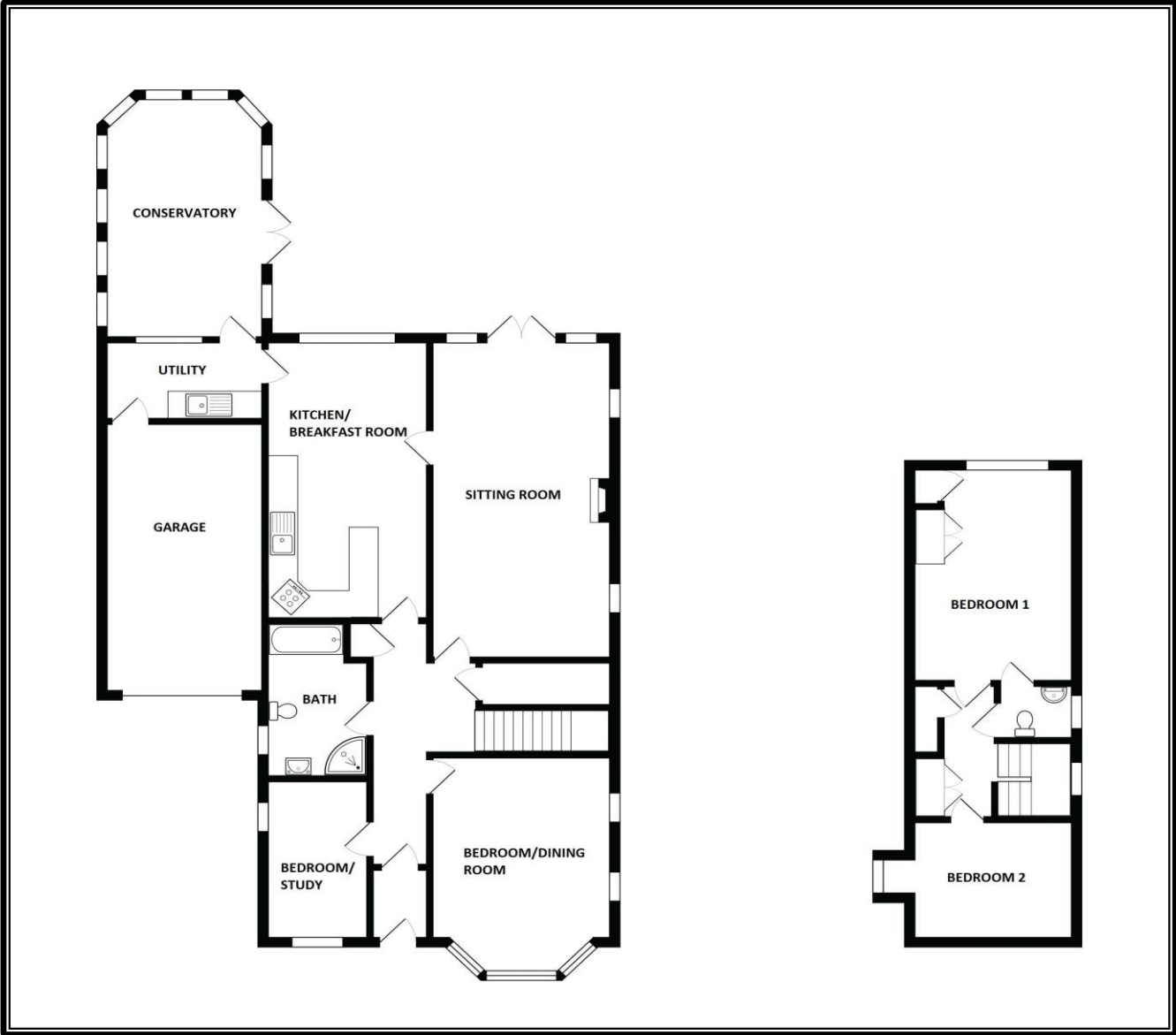
##### **GARDENS:**

A real feature of the property, the **REAR GARDEN** faces roughly south east and has a depth approaching 100 ft and a maximum width of some 42 ft or thereabouts tapering to the rear. Sub divided into a variety of zones., including patio, flower and shrub borders, plus secluded lawn. Amongst this are a number of **timber outbuildings including a summer house and workshop**. The **FRONT GARDEN** is laid mainly to brick driveway and hard standing providing parking for a **number of vehicles** leading in turn to the garage.

##### **GARAGE: 16' 7" x 9' 8" (5.05m x 2.94m)**

Metal up and over door, power and light, gas fired boiler; stop cock and drain-off taps.

**Directions:** From Bognor Ambulance Station heading towards Chichester, take the fourth right into Mansfield Road, the property will be found roughly half way down on your right.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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