

For a traditional, personal and professional service

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



18 Shelley Road,
Bognor Regis,
PO21 2SL

£595,000 Freehold

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There can't be a much better testimony to the quality of living that a home provides than to have been occupied by the same family for over 20 years! Such is the case with this **SPACIOUS DETACHED HOUSE** offering ideal family accommodation with **4 bedrooms and 3 reception rooms**. Add to this **gas fired central heating by radiators, uPVC framed double glazing, a double garage**, plus the opportunity of additional off-street parking for a number of vehicles, and a 52 ft rear garden. With the **beach close by** and local convenience store, West Park and Marine Park Gardens within some 500 yards the location proves even more desirable. To arrange an appointment to view, contact **May's** .

ACCOMMODATION

ENTRANCE HALL

Radiator

CLOAKROOM

W.C.; wash hand basin; radiator.

LIVING ROOM 20' 6" x 13' 11" (6.24m x 4.24m)

Double aspect room; patio door to garden; T.V. aerial point; electric fire; radiator.

KITCHEN 12' 11" x 11' 10" (3.93m x 3.60m)

Range of floor standing drawer and cupboard units with composite worktop, splash backs and wall mounted cabinets over; under unit lighting; inset sink; integrated fridge; **BREAKFAST BAR** with wine rack under; extractor hood; space and plumbing for washing machine and dishwasher; uPVC framed double glazed door to garden; opening to dining area:

DINING ROOM 12' 11" x 11' 10" (3.93m x 3.60m)

Radiator.

3rd RECEPTION: 13' 1" x 12' 0" (3.98m x 3.65m)

Overlooking the Garden; Radiator; double glazed double doors to garden.

FIRST FLOOR LANDING

Large airing cupboard; radiator.

BEDROOM 1 12' 10" x 11' 9" (3.91m x 3.58m)

Radiator; opening to DRESSING AREA with mirrored sliding door wardrobe; heated towel rail; door to:

EN-SUITE

Fully tiled with matching suite comprising of panelled bath with electric shower and folding screen; pedestal wash hand basin and close coupled W.C.; shaving point.

BEDROOM 2 18' 7" x 15' 3" (5.66m x 4.64m)

Double aspect room with 2 fitted wardrobes; radiator.

BEDROOM 3 13' 10" x 10' 0" (4.21m x 3.05m)

Radiator.

BEDROOM 4 12' 10" x 9' 11" (3.91m x 3.02m)

Radiator

FAMILY BATHROOM

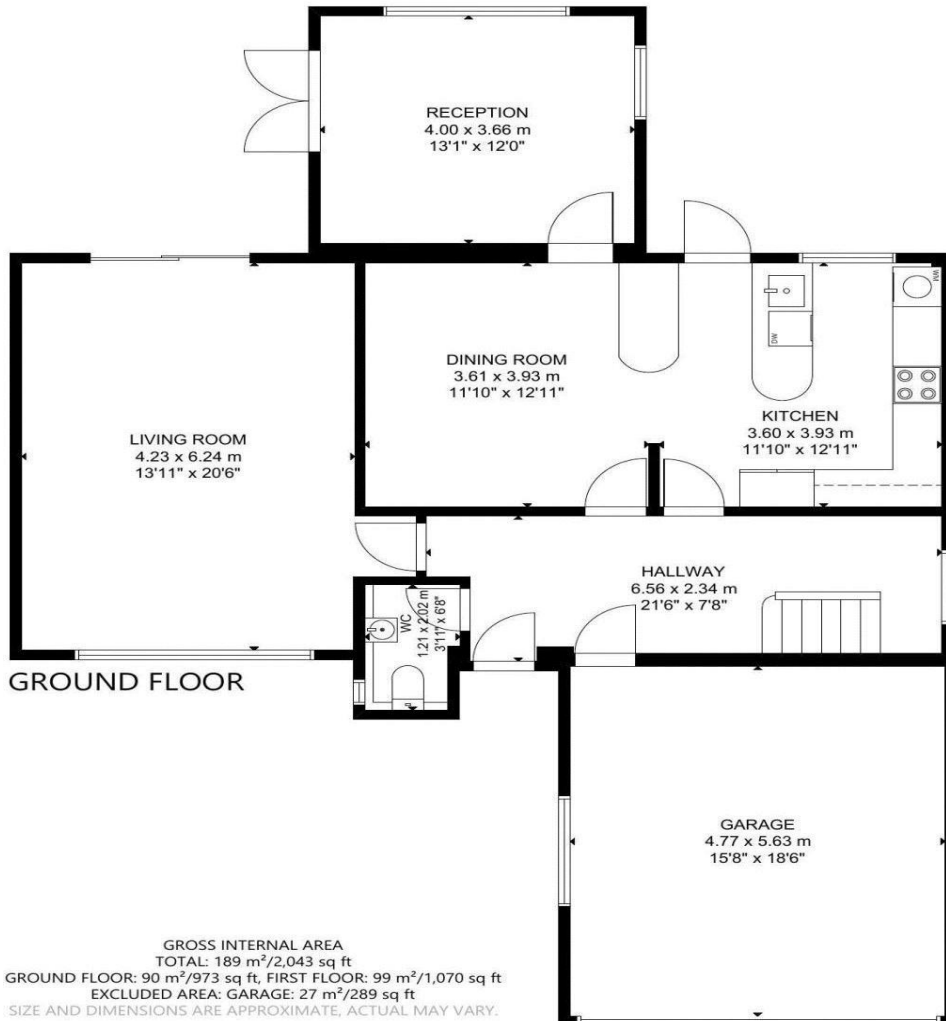
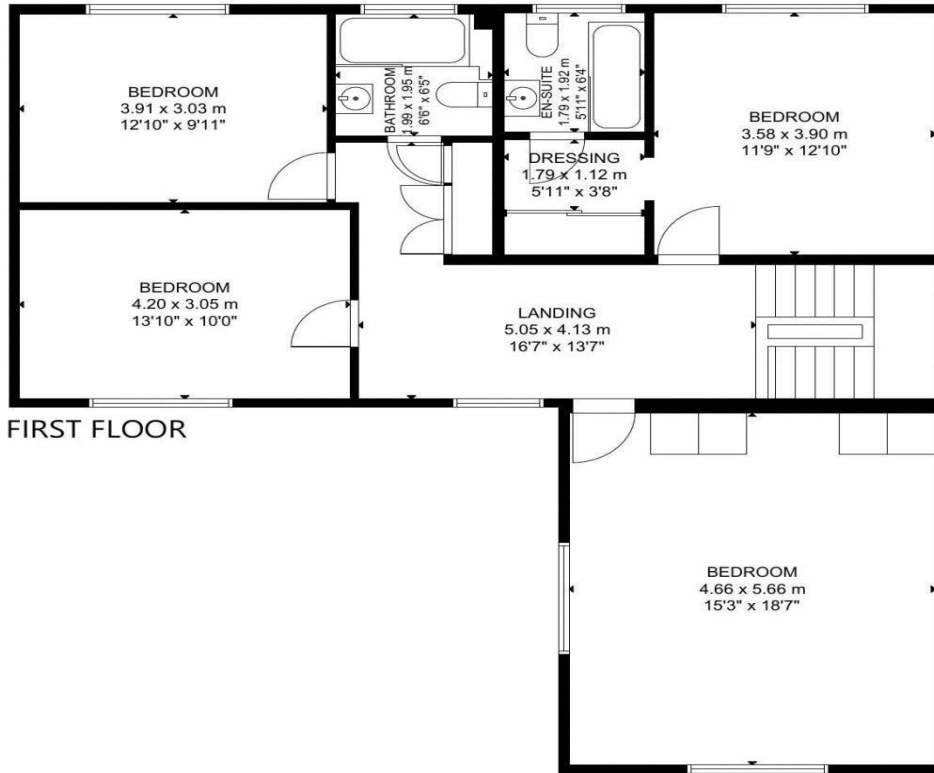
Fully tiled with matching suite comprising panelled bath with electric shower and folding screen; pedestal wash hand basin and close coupled W.C.; shaving point; heated towel rail.

OUTSIDE AND GENERAL

The REAR GARDEN has a depth approaching 52 ft with a width of approximately 45 ft or thereabouts. The area is laid principally to lawn with flower and shrub borders and a raised tiled patio; a small decked area and path leads to a TIMBER SUMMER HOUSE. To the front of the property is a block paved drive with extensive gravel bed providing parking for a number of vehicles.

DOUBLE GARAGE 18' 6" x 15' 8" (5.63m x 4.77m)

With electric roller door.



GROSS INTERNAL AREA
 TOTAL: 189 m²/2,043 sq ft
 GROUND FLOOR: 90 m²/973 sq ft, FIRST FLOOR: 99 m²/1,070 sq ft
 EXCLUDED AREA: GARAGE: 27 m²/289 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

More photographs may be available on our website
www.maysagents.co.uk

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.