

For a traditional, personal and professional service

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



23 Meaden Way
Felpham, Bognor Regis,
PO22 8FA

£370,000 Freehold

www.maysagents.co.uk



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What can be better than a brand-new home? Perhaps a home that has been occupied by careful owners who have overcome those initial teething problems associated with most new build properties. And such is the case with this 'nearly new' END OF TERRACE TOWN HOUSE, offering modern amenities such as **built in appliances, en-suite facilities** to the main bedroom, **gas fired central heating, double glazing, high levels of insulation** and an **easily maintained garden, garage & parking** the property ticks many of the house hunter's boxes.

On top of these benefits, the house offers ready access to local schools, both primary and secondary, whilst within a mile of the beach and village amenities. If this description has whet your appetite, contact May's for an appointment to view - after all you need to look inside to get the true picture of this genuinely well presented property

ACCOMMODATION

front door to:

ENTRANCE HALL:

radiator; telephone point; door to:

W.C.:

close couple W.C. with pedestal wash hand basin; radiator; 'Potterton' gas fired boiler.

KITCHEN/DINING ROOM:

of open plan design. **KITCHEN SECTION:** 9'1 x 16'1 range of floor standing drawer and cupboard units with matching worktop and upstands above; matching wall mounted cabinets over; inset stainless steel sink with mixer tap; integrated appliances of washing machine, dishwasher, fridge freezer; eye level double oven; four burner gas hob with extractor over; breakfast bar. **DINING SECTION:** 12'5 x 12'9 two double radiators; under stairs storage cupboard; T.V. aerial point; satellite point (subject to subscription) telephone point; double glazed French doors to rear garden.

FIRST FLOOR LANDING:

radiator; door to:

LIVING ROOM: 12' 8" x 12' 9" (3.86m x 3.88m)

twin Juliet balconies; radiator; T.V. aerial point with satellite connection (subject to subscription); telephone point.

BEDROOM 3: 12' 8" x 8' 3" (3.86m x 2.51m)

radiator; double wardrobe; airing cupboard with pressurised unvented hot water cylinder.

FAMILY BATHROOM: 5' 7" x 8' 0" (1.70m x 2.44m)

part tiled walls; matching suite comprising close coupled W.C.; pedestal wash hand basin; panelled bath with mixer tap and handheld shower attachment; radiator; extractor fan.

SECOND FLOOR LANDING:

radiator; door to:

BEDROOM 1: 12' 8" x 9' 2" (3.86m x 2.79m)

double wardrobe; single wardrobe; radiator; T.V. aerial point; telephone point; door to **EN-SUITE:** 5'6 x 6'10. Part tiled walls with matching suite comprising pedestal wash hand basin; close coupled W.C.; fully tiled shower cubicle with glazed screen; radiator; shaver point; extractor fan.

BEDROOM 2: 12' 8" x 10' 9" (3.86m x 3.27m)

radiator; trap hatch to roof space.

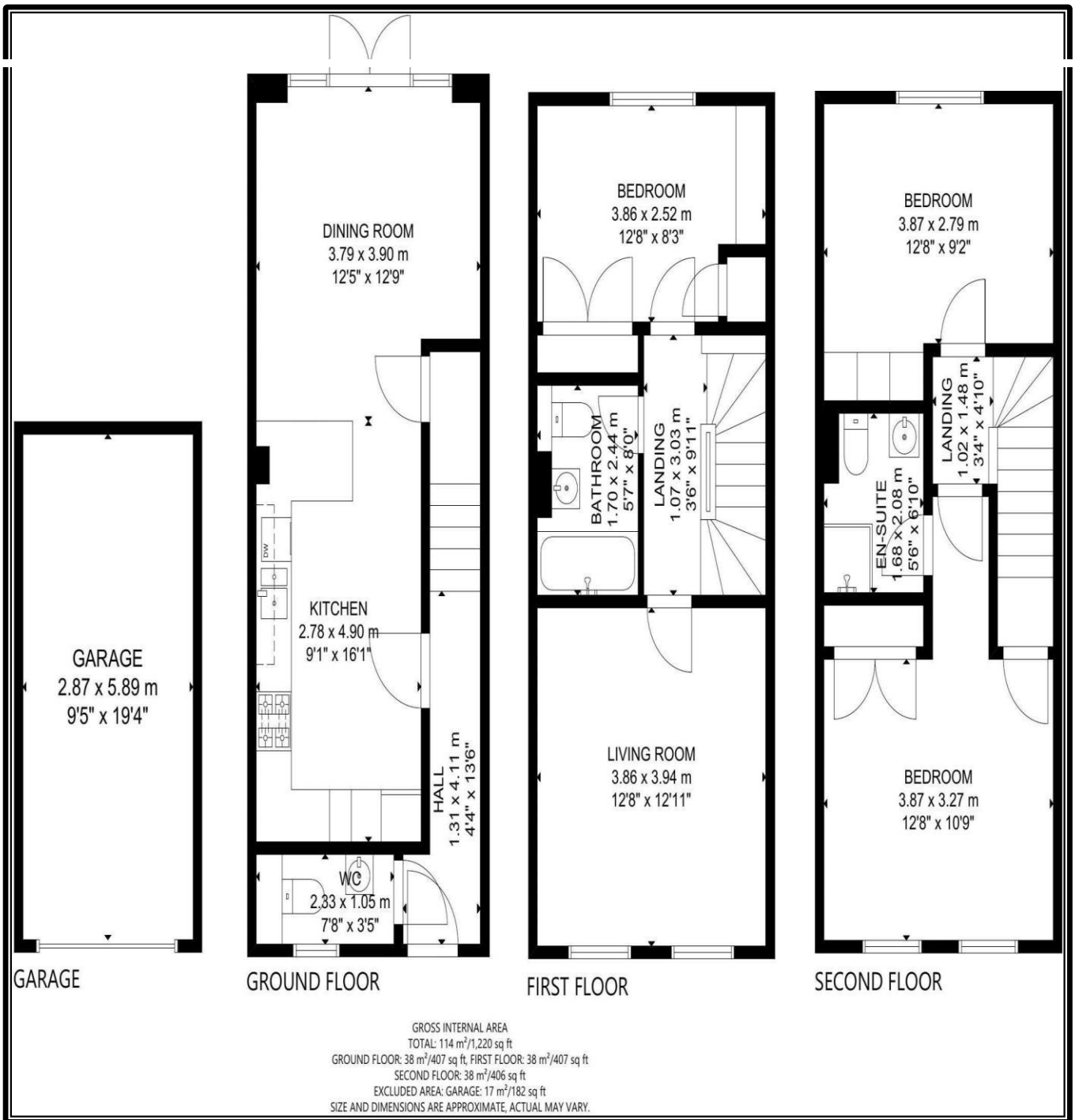
OUTSIDE AND GENERAL

REAR GARDEN:

Has been laid principally to patio with a decorative centre circle and pebble feature and a further patio area; outside tap; side gate to:

GARAGE: 9' 5" x 19' 4" (2.87m x 5.89m)

with metal up and over door; parking space in front of garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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.