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



## 23 Stanhorn Grove Felpham, Bognor Regis, PO22 8FP

Offers in Excess of £350,000 Freehold

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Is your family growing up? Are you looking for a step up the housing ladder to provide a bit more 'elbow room'? Then perhaps this **END TERRACE TOWN HOUSE** might well fit the bill. Providing **generous three double bedroom accommodation** over three floors plus **an en-suite** and separate bathroom, there is a spacious ground floor **Kitchen/Family Room**, as well as a separate Sitting Room providing that all important generation split if required! In addition, in this day of car ownership there is a **triple car barn** providing that all important guaranteed private off-street parking. Add to all of this a ground floor Study and one can see why this property might well suit the growing family. To see for yourself just how this house measures up to your expectations contact May's for an appointment to view, after all you can't tell much from the outside.

## ACCOMMODATION

### ENTRANCE HALL:

With composite part glazed door; radiator; double meter/boiler cupboard housing Logic gas fired boiler.

### CLOAKROOM:

With low level W.C.; pedestal wash basin; radiator.

**STUDY:** 9' 3" x 6' 1" (2.82m x 1.85m)

**KITCHEN/FAMILY ROOM:** 18' 10" x 12' 10" (5.74m x 3.91m)

overall maximum measurements. KITCHEN SECTION: 10'0 x 6'0 over units. Range of floor standing drawer and cupboard units having laminate worktop with upstand and wall mounted cabinets over; inset stainless steel sink; integrated electric oven with gas hob and cooker hood over; integrated fridge and freezer, plus dishwasher and washing machine. FAMILY SECTION: 13'0 into wide bay x 12'110 max. Radiator; understairs storage cupboard; double glazed double doors to patio and garden.

### FIRST FLOOR LANDING:

Radiator.

**SITTING ROOM:** 13' 0" x 12' 0" (3.96m x 3.65m) narrowing to 10'0. Radiator.

**BEDROOM 1:** 13' 0" x 10' 0" (3.96m x 3.05m)

Radiator; door to:

### EN-SUITE SHOWER ROOM:

Fully tiled cubicle; pedestal wash basin; low level W.C.; radiator; extractor fan.

### 2nd FLOOR LANDING:

Radiator; trap hatch to roof space with loft ladder.

**BEDROOM 2:** 13' 0" x 11' 4" (3.96m x 3.45m)

Built in storage cupboard, radiator.

**BEDROOM 3:** 12' 10" x 11' 3" (3.91m x 3.43m)

narrowing to 10'0. Radiator; airing cupboard.

### BATHROOM/W.C.:

White suite comprising panelled bath; pedestal wash basin; low level W.C.; radiator; extractor fan.

## OUTSIDE AND GENERAL

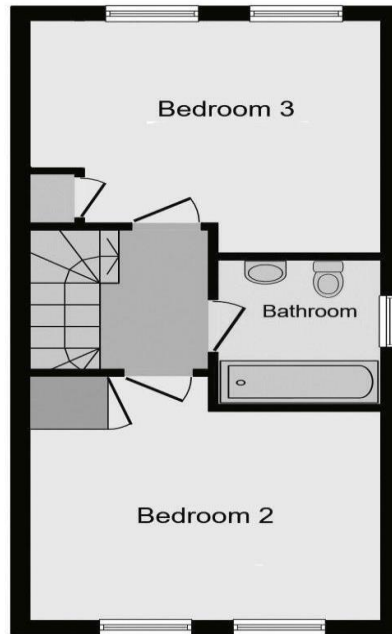
### REAR GARDEN:

This area is laid to a combination of paved patio and pathways plus lawned areas and timber decking all extending to a depth of some 28 ft and a width of 17'6 or thereabouts. A TIMBR GARDEN SHED sits to one corner whilst a gate provides access to:

### PARKING COMPOUND:

### TRIPLE CAR BARN:

**Directions:** From May's village centre office proceed to the traffic lights and along Felpham Way. At the Southdowns roundabout take the first exit into Flansham Lane onto the next roundabout, taking the first exit. At the second roundabout on the relief road, take the first exit where Stanhorn Grove will be seen straight ahead.



**Second Floor**

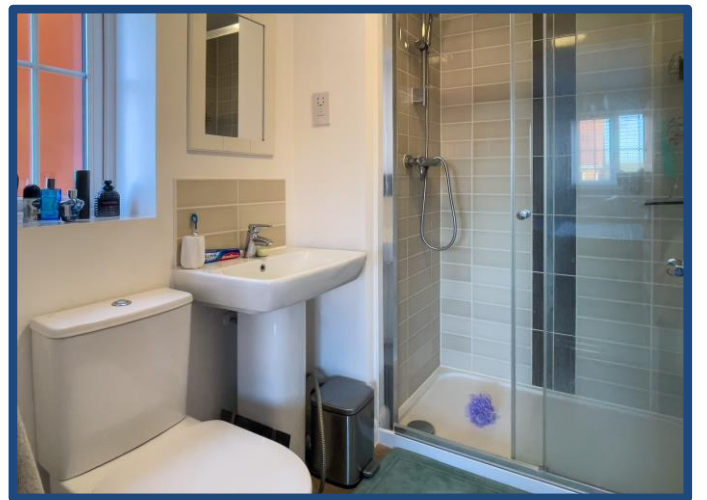


**Ground Floor**



**First Floor**





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website  
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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.