

For a traditional, personal and professional service

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



12 Wordsworth Gardens

Felpham, Bognor Regis,

PO22 6QZ

£400,000 Freehold

www.maysagents.co.uk



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Over the years, finding a 'project' to improve has been the target of many home buyers, but perhaps those days have passed and you are now looking for something ready to move into. If that is the case then this **RECENTLY MODERNISED and REMODELLED DETACHED BUNGALOW** could be just what you are looking for. Featuring **replacement Kitchen and sanitary fittings, gas fired central heating by radiators plus uPVC framed triple and double glazed windows** this property is certainly in that category. Located mid way between the villages of Felpham and Middleton-on-Sea, both offering local amenities, Flansham Park Health Centre is found a short distance away, whilst more comprehensive facilities are found some 2.5 miles to the west in Bognor Regis. If you no longer have the urge to DIY, why not contact **May's** for an appointment to view, this could be just the opportunity you have been waiting for.

ACCOMMODATION

Composite double glazed door to:

INNER HALL:

cloaks hanging cupboard housing gas meter; radiator; trap hatch to roof space housing gas fired combination boiler.

LIVING ROOM: *13' 8" x 13' 0" (4.16m x 3.96m)*

radiator; T.V. aerial point; telephone point; double glazed sliding door to garden.

KITCHEN: *11' 0" x 10' 8" (3.35m x 3.25m)*

plus door recess; range of floor standing drawer and cupboard units with worktop above; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink with mixer tap; electric oven; 4 burner induction hob; extractor hood above; space and plumbing for washing machine; integrated fridge freezer; integrated dishwasher; central island with **BREAKFAST BAR**; radiator; double glazed sliding door to garden.

BEDROOM 1: *15' 9" x 13' 0" (4.80m x 3.96m)*

radiator; triple glazed window.

BEDROOM 2: *11' 0" x 10' 0" (3.35m x 3.05m)*

double wardrobe cupboard; radiator; triple glazed window.

SHOWER ROOM/ W.C.:

fully tiled walk in shower cubicle with glazed screen; close coupled W.C.; wash hand basin inset in vanity unit with twin drawers beneath; ladder style heated towel rail.

OUTSIDE AND GENERAL

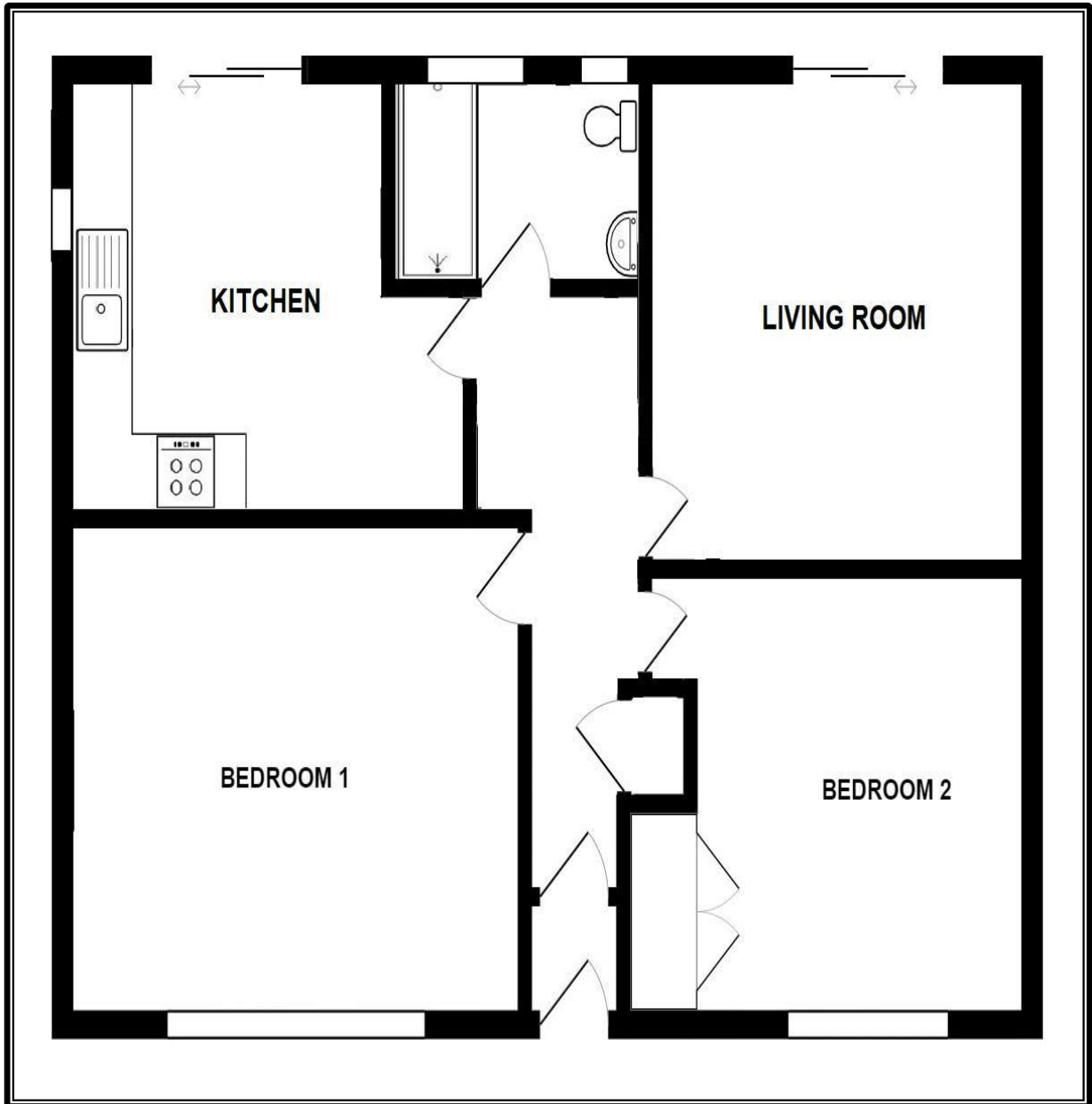
GARDENS:

The **REAR GARDEN** faces approximately east and has a depth of 56ft and a width of 47ft or thereabouts. The area is laid principally to lawn with timber fencing; patio area; access to front via side of the property. The **FRONT GARDEN** is laid principally to lawn with brick paved footpath to front door; brick paved hardstanding providing parking to front of garage.

GARAGE: *17' 5" x 8' 4" (5.30m x 2.54m)*

Metal up and over door; power and light; personal door to side.

Directions: From May's village centre office proceed north to the traffic lights and left into Felpham Way. At the roundabout take the second exit into Middleton Road. From here take the first exit at the roundabout and then third right into Priestly Way then left into Wordsworth Gardens.



Floor Area - 74 sq m.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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.