

For a traditional, personal and professional service

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



**Verona 4 Outram Road**  
**Felpham, Bognor Regis,**  
**PO22 7AL**

**£475,000 Freehold**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Why do so many people want to move to Felpham ? The answer is quite simple, situated on the flat coastal plain the village remains a village and benefits from the proximity of the beach, the variety of shops plus the historical record levels of sunshine associated with this area. Taking full advantage of this location is this **SIGNIFICANTLY MODERNISED SEMI-DETACHED COTTAGE**, situated less than 50 yards from the beach and within 150 yards of village shops. Taking advantage of the position, the current owner has created a **ROOF-TOP VIEWING ROOM/BEDROOM** offering views of the sea from the room and **BALCONY**. Comprehensively modernised the property boasts **fitted Kitchen, replacement sanitary ware, gas fired central heating and uPVC framed double glazing** plus **bi-fold doors** from the Kitchen and Viewing Room. Ready to move into and offering **VACANT POSSESSION** this is truly a cottage worthy of inspection. Contact **May's** for an appointment to view and see why this property is different from the rest !!

## ACCOMMODATION

### ENTRANCE HALL:

Radiator.

### CLOAKROOM:

Low level W.C.; wash basin inset in vanity unit; extractor fan.

### SITTING ROOM: 14' 0" x 13' 6" (4.26m x 4.11m)

(the former narrowing to 13'0 and the latter into wide bay)). Radiator.

### KITCHEN/DINER: 17' 6" x 13' 0" (5.33m x 3.96m)

Overall measurements.

### KITCHEN SECTION: 13' 0" x 12' 9" (3.96m x 3.88m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with work top, laminate upstand and wall mounted cabinets over; inset stainless steel sink; range of integrated appliances incorporating double oven, ceramic hob, fridge/freezer, dishwasher and washing machine; BREAKFAST BAR; understairs storage/meter cupboard; further cupboard housing gas fired boiler; double glazed full width bi-fold doors to Garden.

### FIRST FLOOR LANDING:

With reinforced glass balustrade.

### BEDROOM 1: 12' 0" x 9' 0" (3.65m x 2.74m)

to face of full width triple wardrobe cupboards; radiator.

### BEDROOM 2: 12' 0" x 10' 6" (3.65m x 3.20m)

narrowing to 4'10. Radiator.

### BATHROOM/W.C.:

Matching white suite comprising panelled bath with electric shower; wash basin inset in vanity unit; low level W.C.; heated towel rail; extractor fan.

### 2ND FLOOR VIEWING ROOM/BEDROOM: 16' 2" x 13' 0" (4.92m x 3.96m)

(the former reducing to 11'4). This room forms a major feature of this property providing sea views across the roof tops from both the room and BALCONY accessed via double glazed bi-fold doors. Reinforced glass balustrade; radiator; 2 eaves storage cupboards; fitted book shelves.

### BALCONY: 9' 2" x 6' 10" (2.79m x 2.08m)

With further sea views across the roof tops and along Outram Road.

## OUTSIDE AND GENERAL

Cont .....

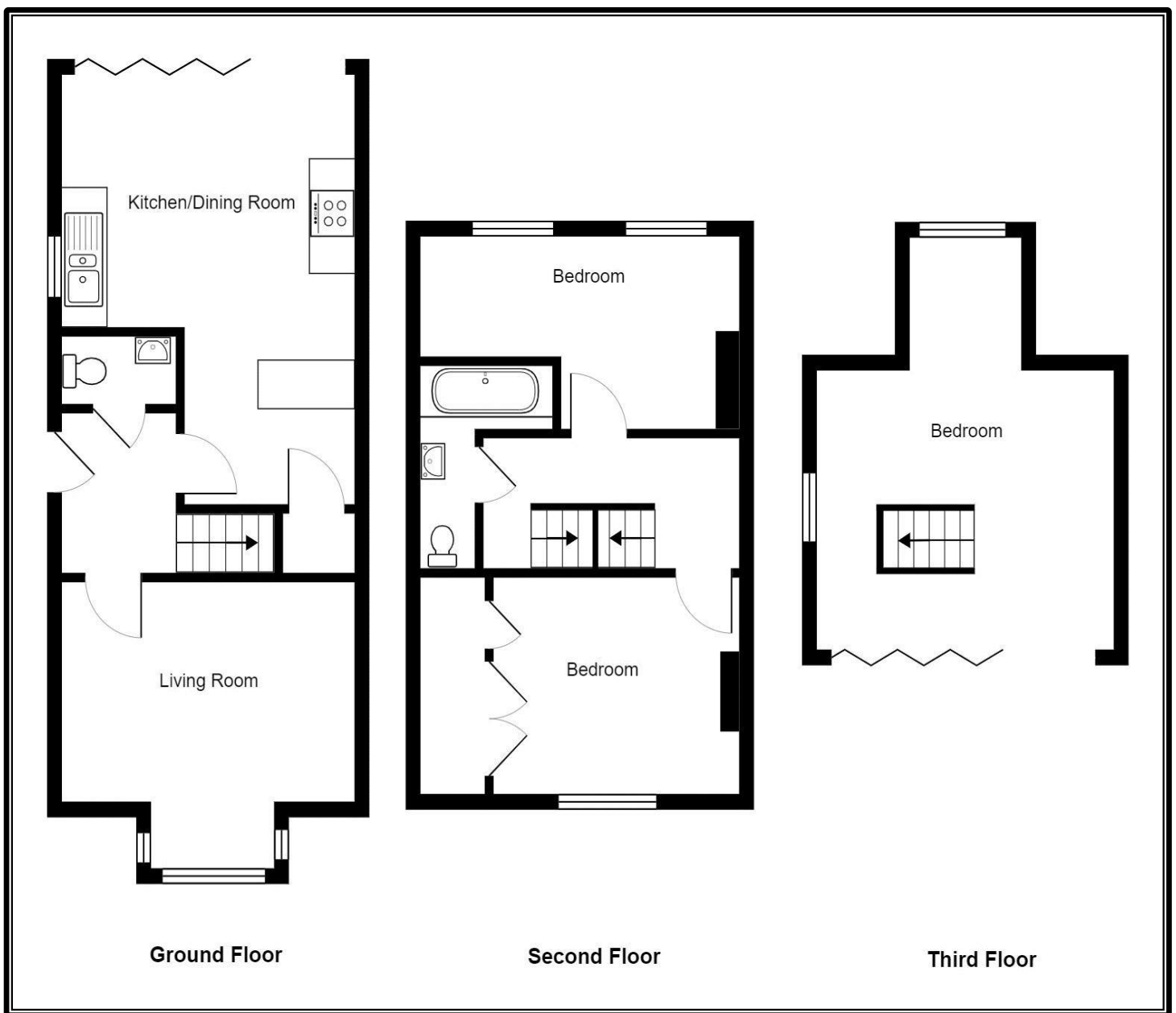
**GARDENS:**

The REAR GARDEN is laid principally to lawn enclosed by lapped timber fencing and has an average depth extending to 40'0 and a maximum width of 13'6 or thereabouts. A substantial **TIMBER GARDEN STORE** sits on a concrete base. A gate leads to a side path providing access to the FRONT GARDEN which has been block paved a allows for:

**OFF-STREET PARKING:**

for a number of vehicles

**Directions:** From May's village centre office proceed west towards Bognor Regis taking the 5th. turning left into Sea Road. Take the 3rd. left into Outram Road and the property will be seen on the left hand side





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website  
[www.maysagents.co.uk](http://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.