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



25 Glenwood Avenue
, Bognor Regis,
PO22 8BT

£450,000 Freehold

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If convenience of location is a major factor in your search criteria perhaps this **WELL PRESENTED DETACHED CHALET STYLE PROPERTY** may well be of interest to you. Situated within a mile of Bognor Regis town centre, schools and of course the seafront, there is also the proximity of the main line railway station offering direct links to London Victoria, whilst the city centres of Chichester, Portsmouth and Brighton are also readily accessible. From a leisure point of view, Arun Leisure Centre is within 1/2 a mile, plus sailing clubs at Felpham and Bognor, plus Bognor Regis Golf Club.

Further afield are the Festival Theatre at Chichester, plus the varied activities surrounding the Goodwood estate such as horse racing, Festival of Speed and the Revival meetings. Modernised over the years the property has **gas fired central heating and uPVC framed double glazing, plus replacement Kitchen and sanitary ware**. If these features are of interest to you why not telephone **May's** for an appointment to view. If the location fits then you need to look inside.

ACCOMMODATION

ENTRANCE PORCH:

With doubled glazed door leading to:

HALL: 24' 0" x 7' 10" (7.31m x 2.39m)

(Maximum measurements) Radiator; understairs storage cupboard; cloaks cupboard; telephone point.

LIVING ROOM: 13' 4" x 12' 8" (4.06m x 3.86m)

A double aspect room with central feature fireplace having fitted living flame gas fire in marble surround and hearth; T.V. aerial point; radiator; Upvc framed double glazed double doors to covered veranda, patio and garden.

DINING ROOM/ BEDROOM 4: 12' 5" x 11' 0" (3.78m x 3.35m)

Radiator; T.V. aerial point.

KITCHEN/ DINER:

Kitchen area: 14' 6" x 6' 3" (Maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop above; tiled splash backs; inset stainless steel sink; space and plumbing for automatic washing machine and dishwasher; eye level double oven; four burner gas hob with extractor hood over; radiator; double glazed door to veranda. Opening to Dining area: 14' 5" x 11' 0" Again, with a range of floor standing

drawer and cupboard units with roll edge worktop above; and tiled splash backs; space for fridge freezer; T.V. aerial point; radiator.

G.F. BEDROOM 1 12' 5" x 10' 0" (3.78m x 3.05m)

A double aspect room; radiator; T.V. aerial point.

G.F. SHOWER ROOM:

Fully tiled with wash basin inset in vanity unit with twin cabinet beneath; W.C. with concealed cistern; walk in shower with glazed screen; heated towel rail.

SEPARATE W.C.:

Close coupled W.C.; wash hand basin; radiator.

FIRST FLOOR LANDING:

walk-in cupboard with radiator; shelving; plus inspection hatch to roof space.

BEDROOM 2: 14' 5" x 12' 0" (4.39m x 3.65m)

(maximum measurements) twin double built in wardrobe cupboards with storage above; radiator; T.V. aerial point; access to boarded eaves cupboard.

BEDROOM 3: 12' 6" x 11' 9" (3.81m x 3.58m)

access to boarded eaves storage space; radiator; T.V. aerial point.

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INTEGRAL GARAGE: 15' 0" x 9' 0" (4.57m x 2.74m)

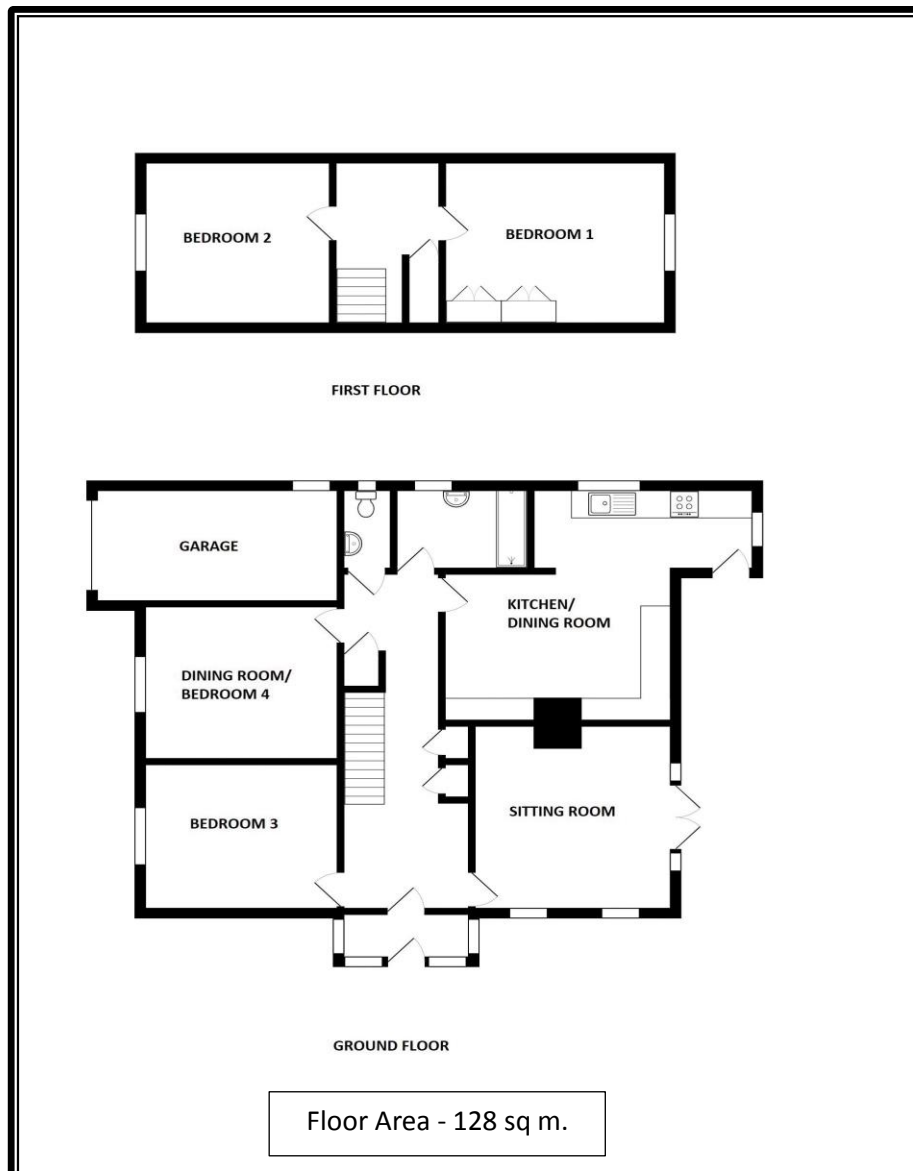
With metal up and over door; power and light; recently installed gas fired combination boiler.

GARDENS:

The rear garden faces roughly west and has a depth extending to approximately 57ft and a width of some 45ft or thereabouts, the area has been laid principally to lawn flanked by paved patios, and raised borders enclosed by lapped timber fencing. A covered veranda runs virtually the complete width of the rear of the property and there are gates to the front and side as well as an outside hot and cold water dog shower. The front garden is been laid principally to lawn with driveway providing off street parking.

TIMBER GARDEN SHED: 12' 0" x 8' 0" (3.05m x 2.44m)

Directions: From May's village centre office proceed west towards Bognor Regis following the signs to Chichester. Just before the dual carriageway, take the turning right into Upper Bognor Road and follow this as it merges with Neville Road. Take the second right into Hook Lane, left into Glenwood Avenue and the property will be seen on the left hand corner of West Way.





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