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



14 Ormesby Crescent
Felpham, Bognor Regis,
PO22 8EN

£475,000 Freehold

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It is said that 'an Englishman's home is his castle and as such each has it's own character and atmosphere. Each property develops over its lifetime, rarely remaining the same, ever changing as each occupier incorporates their own ideas. Such is the case with this **SPACIOUS 4 BEDROOM WIDELY DETACHED BUNGALOW**, which has been extended and modernised over the years now offering versatile accommodation set in a **larger than average corner plot** amidst a mixed development of bungalows and houses. The corner location offers the opportunity for **Caravan/Boat storage** on site, whilst the surrounding gardens offer a surprisingly private setting, facing south and east. A variety of **Workshops and Stores** are complimented by a pair of **SUMMER HOUSES** whilst internally the bathroom boasts not only a separate shower but also a Jacuzzi bath ! If this all sounds too good to be true, why not take a look for yourself. Contact **May's** for an appointment to view and perhaps this particular property will become your very own 'castle'.

ACCOMMODATION

RECESSED PORCH:

with uPVC framed double glazed door to:

ENTRANCE HALL:

radiator.

CLOAKROOM:

low level suite; wash hand basin; part tiled walls; wall mounted gas fired boiler.

LIVING ROOM: 19' 6" x 11' 6" (5.94m x 3.50m)

central feature brick fire place surround with quarry tiled hearth and timber mantle; radiators; arched display alcove; glazed panelled door to INNER LOBBY.

KITCHEN: 12' 0" x 9' 0" (3.65m x 2.74m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and wall mounted cabinets over; inset poly-carbonate sink; space and plumbing for dishwasher; integrated "Stoves" double oven and ceramic hob with cooker hood over; shelved storage cupboard; space for American style fridge freezer; radiator; door to:

UTILITY ROOM: 8' 8" x 4' 8" (2.64m x 1.42m)

with space and plumbing for automatic washing machine; further fridge freezer space; tiled floor; uPVC framed double glazed door to patio and garden.

DINING ROOM: 10' 3" x 9' 0" (3.12m x 2.74m)

airing cupboard housing lagged hot water cylinder; radiator; glazed panelled door to:

INNER LOBBY:

trap hatch to roof space with loft ladder; double built in storage cupboard; radiator.

BEDROOM 1: 11' 7" x 11' 3" (3.53m x 3.43m)

plus door recess, range of fitted wardrobe cupboards; radiator.

BEDROOM 2: 12' 6" x 10' 8" (3.81m x 3.25m)

radiator.

BEDROOM 3: 10' 6" x 8' 3" (3.20m x 2.51m)

plus door recess.

BEDROOM 4: 10' 6" x 8' 3" (3.20m x 2.51m)

BATH/SHOWER ROOM/W.C.: 9' 3" x 8' 10" (2.82m x 2.69m)

fully tiled with matching suite comprising tiled panelled Jacuzzi bath having mixer tap and hand held shower attachment; shower cubicle having independent mixer and glazed pivot door; wash basin inset in vanity unit with cabinets and drawers beneath plus adjacent close coupled W.C. with concealed cistern; radiator; fitted medicine cabinet with recessed mirror and overhead lighting; shaver point; extractor fan.

OUTSIDE AND GENERAL

GARAGE: 18' 6" x 9' 0" (5.63m x 2.74m)

with metal up and over door; power and light; rear lobby access to personal door.

Cont.....

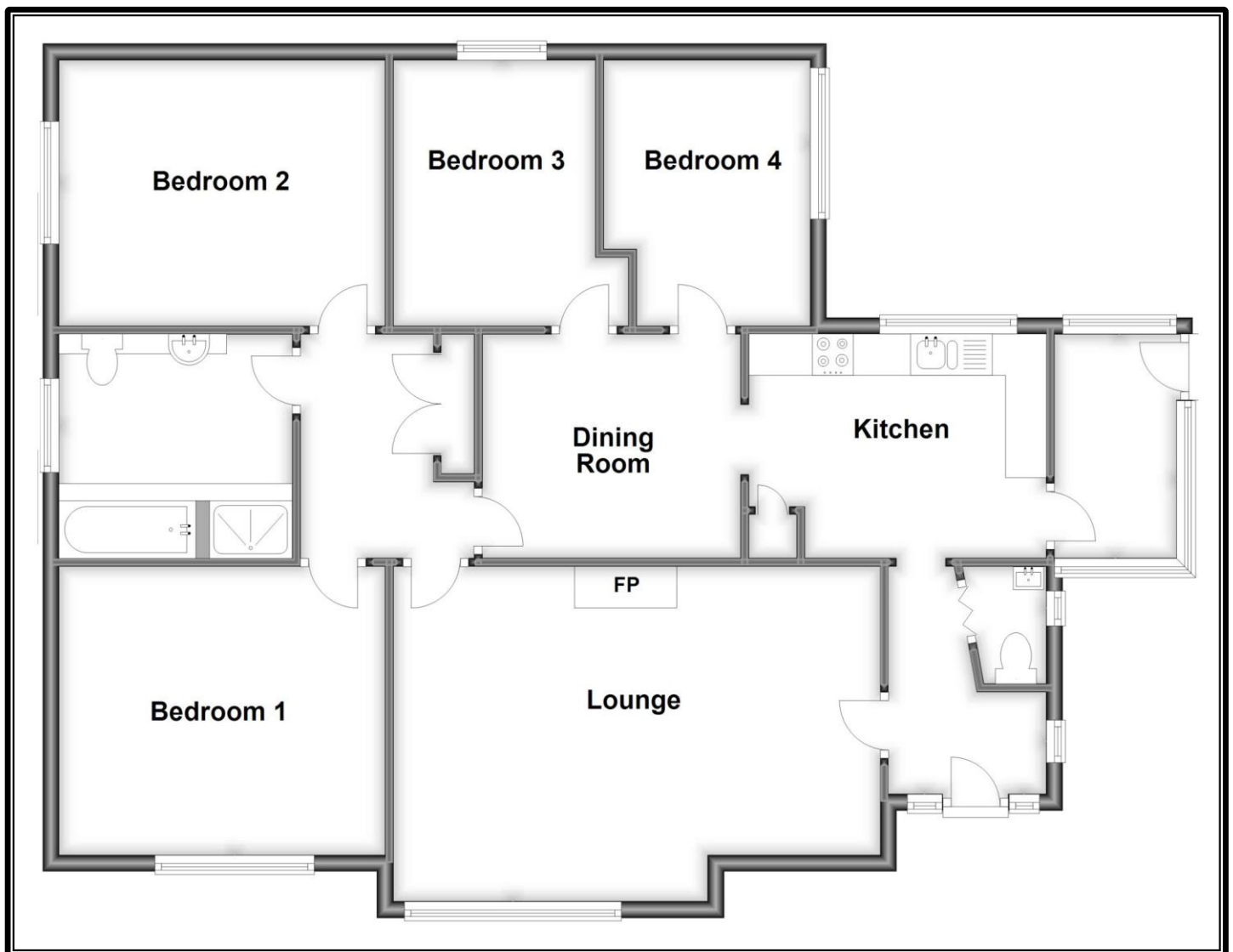
GARDENS:

The **REAR GARDEN** faces south and east with a maximum width of some 75 ft and a maximum depth of approximately 50 ft. The whole area is laid to a combination of shaped lawn with paved patio; raised brick paved seating area; ornamental pond; raised shrub beds and concrete BBQ area; surrounded and enclosed by lapped timber fencing. Situated to the extreme corner of the garden is a further timber **SUMMER HOUSE** (14'0 x 8'3) with power and light and leaded light windows. further **TIMBER GARDEN STORE** (6'0 x 10'0).

The **FRONT GARDEN** is enclosed by a dwarf brick wall whilst a combination of brick paved driveway and hard standing plus shaped lawn extending to the side of the property ensuring a significant detached aspect to the property.

To the side and rear of the property, accessed by a removable fence panel is a paved and pebbled area with **TIMBER FRAMED SUMMER HOUSE** (12'0 x 8'4) and **TIMBER WORKSHOP** (11'6 X 6'6).

Directions: From May;s village centre office proceed north to the traffic lights and straight across into Downview Road. Take the first left into Goodwood Avenue then right into Wroxham Way and then the first right into Ormesby Crescent where the property can be seen on the right hand side.



Floor Area - 108 sq m.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 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.