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



17 Manor Close
Felpham, Bognor Regis,
PO22 7PN

£650,000 Freehold

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Everything about this property shouts 'quality'. From the brick paved in and out driveway through the first class presentation of the interior and out into the south facing landscaped rear garden - quality. Originally built in the early 1930's this **PERIOD STYLE DETACHED RESIDENCE** has been modernised and extended over the years resulting in what this agent describes as **A UNIQUE HOME**. Located in the heart of this seaside village, the property lies within 1/2 a mile of the beach a less than a hundred yards from local convenience store. The accommodation has been re-arranged over the years and now provides a spacious and versatile layout in 'ready to move into' condition.

For those unfamiliar with Felpham village William Blake, the poet and mystic once said "The sweet air and the voices of the winds, trees and birds and the odours of the happy ground make it a dwelling for immortals"!! And for those who are now resident, Felpham has become one of the favoured locations in which to live on this part of the South coast. Record sunshine hours, the safe bathing facilities and the flat coastal plain all combine with the proximity of Brighton, Chichester and Portsmouth plus the South Downs National Park to enhance the popularity of the area, whilst the renowned Festival of Speed and Revival at Goodwood provide added highlights to the local social calendar. If this description whets your appetite then it is essential that you take a look inside to fully appreciate the standard of presentation. Photographs can only show so much, telephone **May's** for that all important appointment to view - after all - you can't tell a book from its cover!!

ENTRANCE HALL:

Radiator; wall-in cloaks cupboard with hanging rail; radiator and heated towel rail; door to:

DRAWING ROOM: 24' 6" x 16' 6" (7.46m x 5.03m)

Maximum. Feature alcove with living flame gas fire and TV plinth; concealed radiators; archway opening to:

DINING ROOM: 15' 8" x 14' 0" (4.77m x 4.26m)

narrowing to 9'8". A triple aspect room south east and west with vaulted ceiling roof lights and tiled floor; fitted storage cabinets incorporating wine cooler; concealed radiators; uPVC framed sliding door to patio and garden; archway access to:

KITCHEN/BREAKFAST ROOM: 15' 6" x 10' 6" (4.72m x 3.20m)

maximum measurements over units. Range of floor standing drawer and cupboard units having laminate worktop, tiled splash backs and wall mounted cabinets over; inset polycarbonate sink; integrated appliances including dishwasher, double oven, microwave, 'american' style fridge/freezer and 5 burner gas hob with cooker hood over; concealed radiator; stable door to:

UTILITY ROOM: 10' 9" x 6' 6" (3.27m x 1.98m)

Floor standing storage cabinets with tiled splash backs and wall mounted cabinets over; space for washing machine and tumble drier; cupboard housing gas fired boiler; uPVC framed double glazed door to side access way. Door to WORKSHOP/GARAGE, further door to:

CLOAKROOM:

Low level W.C.; wash basin in vanity unit; heated towel rail.

WORKSHOP/GARAGE: 15' 9" x 7' 10" (4.80m x 2.39m)

Converted from the original Garage to provide the current owner with a Workshop/Home Office, but allowing reinstatement to its former use. Range of fitted storage cabinets; understairs store; power and light.

INNER LOBBY:

With cloaks hanging cupboard; staircase access to:

G.F. BEDROOM 3/2nd SITTING ROOM: 21' 0" x 8' 9" (6.40m x 2.66m)

narrowing to 8'0. Used currently as a Sitting Room, this room has radiator; double doors to patio and Garden.

LANDING:

radiator; airing cupboard; further built in hanging cupboard; trap hatch to roof space.

MASTER SUITE:

BEDROOM: 14' 0" x 13' 6" (4.26m x 4.11m)

the former to face of full width range of wardrobe cupboards; radiator; wall light points; double doors to:

EN-SUITE SHOWER/BATHROOM: 10' 10" x 9' 6" (3.30m x 2.89m)

Matching suite of corner 'jacuzzi' bath; wash basin inset in vanity unit; close coupled W.C.; storage cabinet; recessed fully tiled shower cubicle with glazed pivot door; remaining walls 3/4 tiled.

BEDROOM 2: 14' 6" x 11' 0" (4.42m x 3.35m)

reducing to 1'2 to face of full width range of wardrobe cupboards; radiator.

Cont.....

SHOWER ROOM/W.C.:

Having walk-in shower enclosure with glazed screen; wash basin; close coupled W.C.; access to eaves storage; linen store; part tiled walls; heated towel rail; inspection hatch to roof space.

WORKSHOP/HOME OFFICE: 15' 0" x 8' 3" (4.57m x 2.51m)

Situated at the bottom of the Garden is this substantial, insulated timber building. Currently used as a workshop with power and light plus fitted bench and shelving, this could easily be converted into a HOME OFFICE or MAN CAVE.

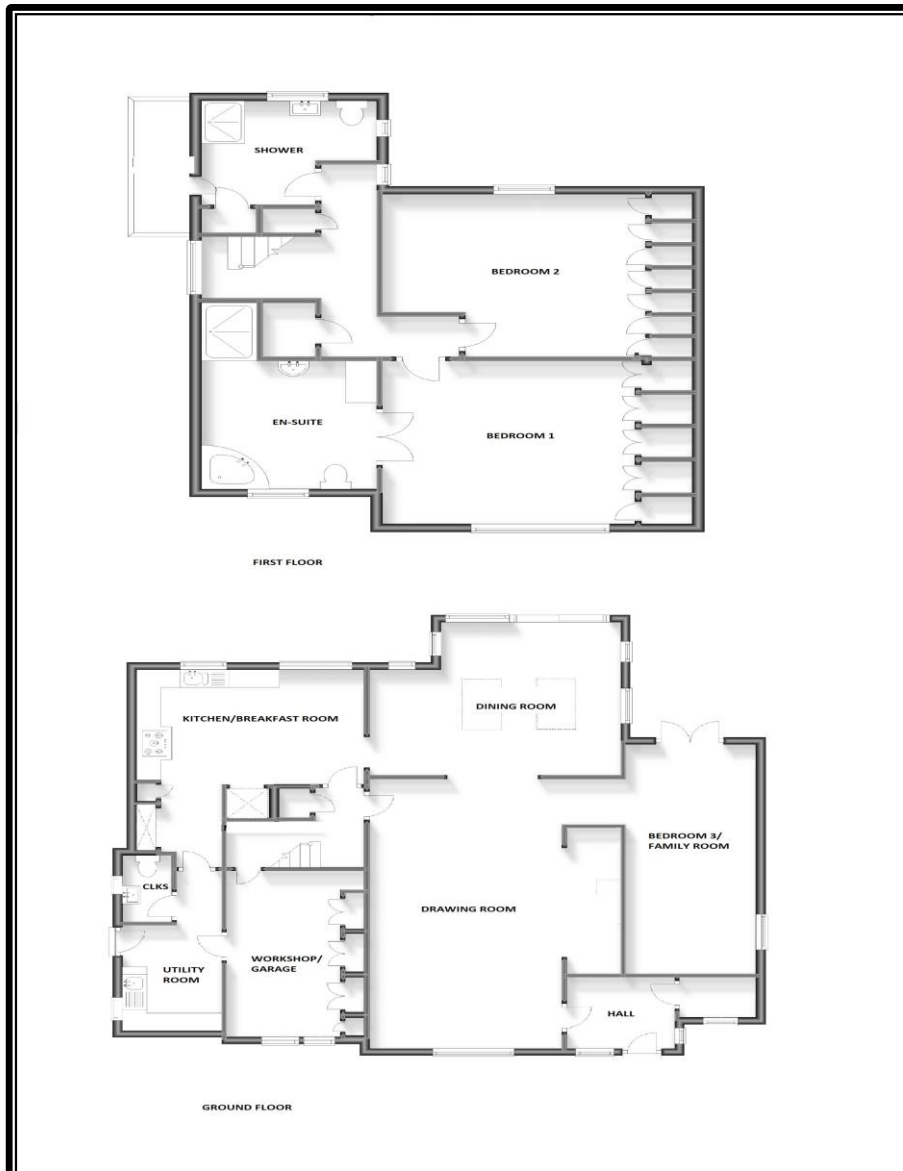
GARDEN STORE: 13' 6" x 7' 9" (4.11m x 2.36m)

With power and light.

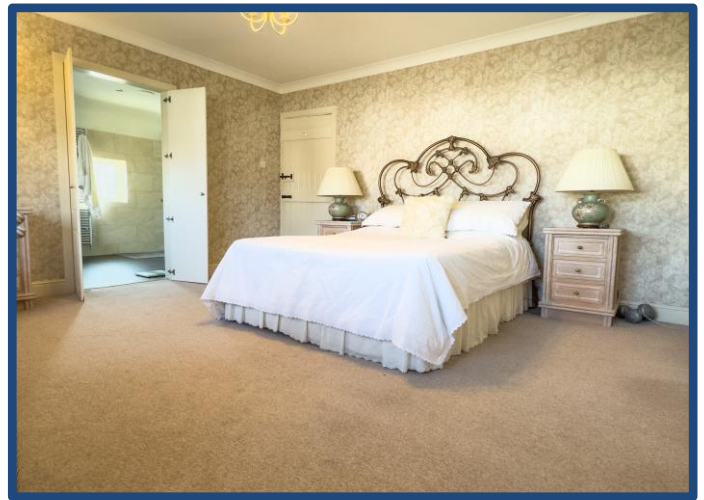
GARDENS:

The **REAR GARDEN** is truly a feature of the property facing south and having a depth extending to just over 100 ft. The area has been landscaped to provide a combination of stone paved patio plus shaped lawn bounded by abundantly stocked borders with an array of flowers, shrubs, matured trees and exotics.

A side path leads to the **FRONT GARDEN** which has been laid to an **IN AND OUT DRIVEWAY** providing plenty of **OFF STREET PARKING** surrounding a central raised bed.



Floor Area - Approx 2200 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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