



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Offers Over £300,000 Freehold

26 Merlin Way
Middleton On Sea, Bognor Regis, PO22 6RN

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When an agent is asked to inspect and market a modern estate house, he or she can usually pre-determine what they will see before even leaving the office. But every once in a while that agent gets a pleasant surprise as in the case of this particular SEMI~DETACHED HOUSE. Located on the rapidly maturing Larksfield estate, the house has been particularly well maintained over the years. **Replacement uPVC framed Double Glazing** has been installed and the Kitchen plus bathroom have been renewed. Add to this a **gas fired central heating system**, plus tasteful décor and one has the makings of an easy to manage and economic home. The rear garden faces roughly **south** and there is a Carport providing covered off~road parking plus gravelled hardstanding. Finally the proximity of the local schools, health centre and of course Middleton Village centre make this a property well worth viewing.

Directions: From May's village centre office proceed north to the traffic lights and right into Felpham Way. At the roundabout take the second exit into Middleton Road and then second left into Flansham Park. Take the second right into Priestley Way and then left into Montgomery Drive. Take the second right into Merlin Way where the property will be seen on the right hand side.

ACCOMMODATION

ENTRANCE HALL:

Meter/storage cupboard; understairs storage cupboard; radiator.

KITCHEN: 10' 3" x 6' 10" (3.12m x 2.08m)

(maximum measurements over units). Range of floor standing cupboard units having worktop, tiled splash backs and wall mounted cabinets over; inset polycarbonate sink; space and plumbing for washing machine and dishwasher; integrated electric oven with gas hob and cooker hood over; wall mounted gas fired boiler.



LIVING ROOM: 14' 6" x 13' 0" (4.42m x 3.96m)

With radiator; fitted storage cabinets providing TV plinth; uPVC framed double glazed double doors to patio and garden.

LANDING:

Shelved storage cupboard; trap hatch to roof space.

BEDROOM 1: 11' 0" x 8' 9" (3.35m x 2.66m)

(the former to face of range of fitted wardrobe cupboards). Fitted dressing table and bedside shelving.

BEDROOM 2: 9' 3" x 6' 4" (2.82m x 1.93m)

Radiator.

BEDROOM 3: 6' 6" x 5' 0" (1.98m x 1.52m)

Built in shelved store; radiator.

BATHROOM/W.C.:

With 'P' shaped bath having glazed screen, fully panelled surround and independent shower mixer; wash basin inset in vanity unit; close coupled W.C.; heated towel rail.

OUTSIDE AND GENERAL

CARPORT: 16' 4" x 7' 6" (4.97m x 2.28m)

Of timber framed construction with polycarbonate roof; twin side hung wooden doors; opening to: WORKSHOP/STORE.

GARDENS:

The **REAR GARDEN** faces roughly south and has a depth of some 27 ft and a width approaching 22 ft. The area is laid to a combination of paved patio and lawned area plus raised sleeper bed .

TIMBER GARDEN STORE

OPEN FRONTED GAZEBO on raised deck.

The **FRONT GARDEN** has been laid to concrete driveway and gravelled hardstanding proving **OFF-STREET PARKING** for a number of vehicles.

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.