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



**24 The Grove**  
**Felpham, Bognor Regis,**  
**PO22 7EX**

**£575,000 Freehold**

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There is something about the atmosphere in Felpham that makes it special. As William Blake 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" !! Whether you echo those sentiments or just find it a relaxing place in which to be, 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 to enhance the popularity of the area.

The owner of this **DETACHED CHALET STYLE PROPERTY** discovered these benefits - and turned the property into something special. The home has been transformed over recent years with the benefit of a **comprehensive makeover** featuring gas fired central heating and uPVC framed double glazing plus a **'family friendly' Kitchen/Dining Room, ground floor Shower/W.C, Utility Room and DOUBLE GLAZED CONSERVATORY**. Externally, the benefits continue with a 60 ft deep **south facing garden** and gravelled hardstanding providing off-street parking for a number of vehicles. If this description appeals, why not telephone **May's** for an appointment to view.

## ACCOMMODATION

### ENTRANCE HALL:

Radiator; understairs recess; door to:

### UTILITY ROOM: 9' 9" x 5' 3" (2.97m x 1.60m)

(max. over units). Range of floor standing cabinets with timber worktop and tiled splash backs over; belfast sink with monobloc mixer; space and plumbing for washing machine; cupboard housing pressurised hot water cylinder; wall mounted gas fired boiler; door to:

### SHOWER/CLOAKROOM:

Fully tiled with shower enclosure having glazed folding door; wash basin; close coupled W.C; heated towel rail; extractor fan.

### KITCHEN/DINING ROOM: 17' 4" x 14' 4" (5.28m x 4.37m)

Overall measurements.

### KITCHEN SECTION: 14' 4" x 9' 6" (4.37m x 2.89m)

(over units). Range of Shaker style units having timber worktop, tiled splash backs and wall mounted cabinets over; inset porcelain sink with monobloc mixer; integrated appliances incorporating dishwasher, wine cooler, double oven, microwave, and ceramic hob; space for fridge/freezer; pull out larder unit; vertical radiator; BREAKFAST BAR; opening to:

### DINING AREA: 15' 6" x 7' 6" (4.72m x 2.28m)

Radiator.

### SITTING ROOM: 15' 0" x 11' 9" (4.57m x 3.58m)

A south facing room with wood burning stove on brick hearth; radiator; uPVC framed double glazed double doors to:

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

Of uPVC framed double glazed construction with pitched double glazed roof; power and light; double doors to patio and garden.

### GROUND FLOOR BEDROOM 3: 11' 6" x 8' 9" (3.50m x 2.66m)

Radiator.

### LANDING:

Shelved linen store; inspection hatch to roof space.

### BEDROOM 1: 13' 0" x 12' 0" (3.96m x 3.65m)

plus door recess. Full width range of built in wardrobe cupboards; access to eaves; radiator.

### BEDROOM 2: 15' 0" x 10' 0" (4.57m x 3.05m)

into bay. Radiator.

### BATH/SHOWER ROOM/W.C.: 8' 0" x 7' 6" (2.44m x 2.28m)

Modern suite of panelled bath having mixer tap and shower attachment; pedestal wash basin; close coupled W.C.; glazed shower cubicle with full tiling; heated towel rail; extractor fan; remaining walls fully tiled.

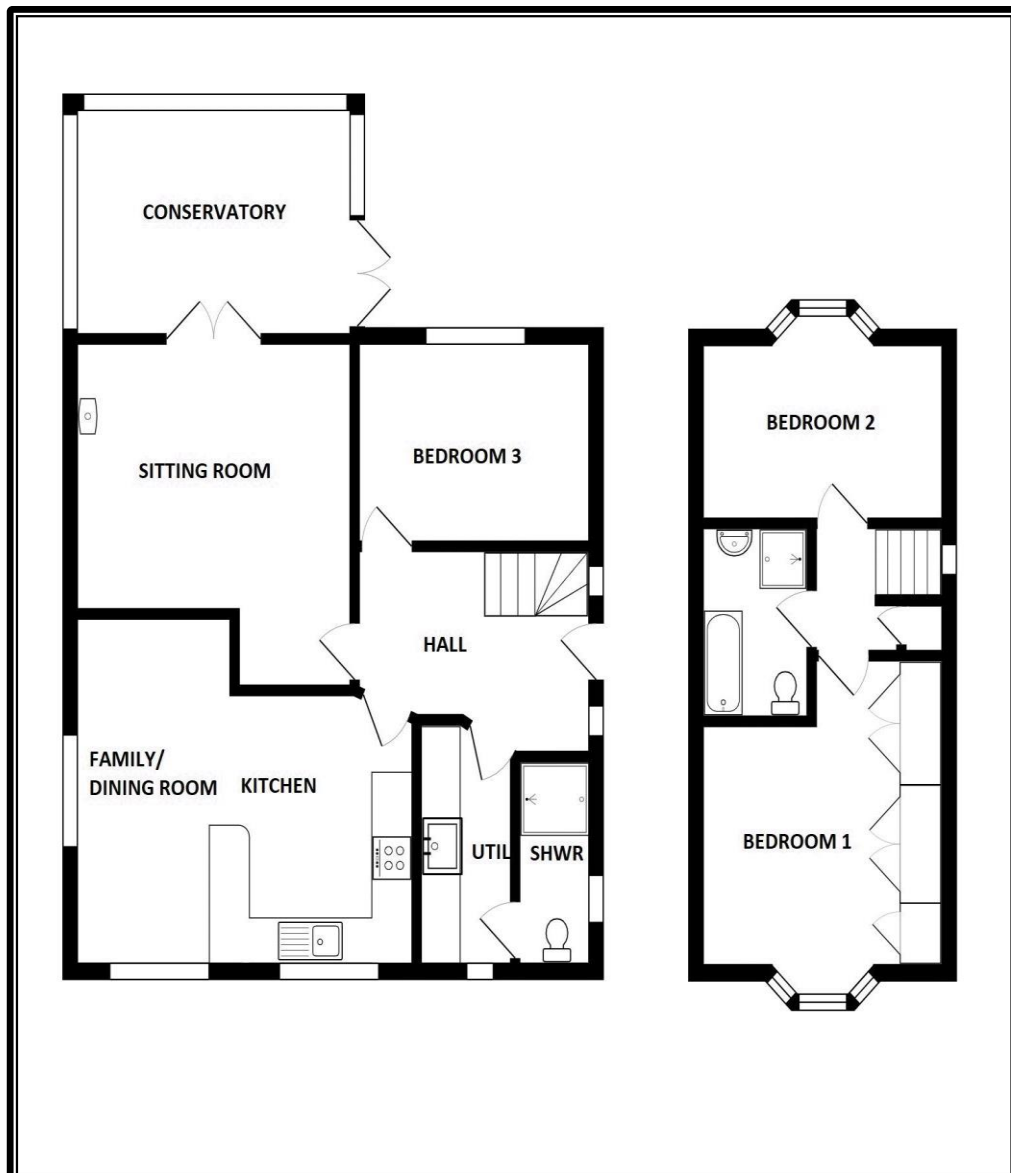
## OUTSIDE AND GENERAL

### GARDENS:

The **REAR GARDEN** faces south and has a depth extending to some 60 ft with a width approaching 40 ft or thereabouts. The area is laid to a combination of paved patio and lawn with sleeper edged borders; gravel beds and raised paved area with **TIMBER GARDEN STORE** (10'0 x 10'0). Paved paths lead either side of the property leading in turn to:

The **FRONT GARDEN** which has been laid to a gravel hardstanding providing **OFF-STREET PARKING** for a number of vehicles.

**Directions:** From May's village centre office proceed west and then turn left into Vicarage Lane. Follow this until it merges with Limmer Lane, taking the second left into The Grove. Follow the road as it bends right and the property is seen on the right hand side.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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