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



3 Park Drive
Felpham, Bognor Regis,
PO22 7RD

Offers in Excess of £500,000

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In this car dominated age, off-street parking is a valuable asset. This **CHALET STYLE DETACHED HOUSE** has this covered, with a large block paved driveway providing ample parking, as well as **gated side access** leading to a **detached garage**. The property offers flexible accommodation with the added possibility of the Dining Room becoming a ground floor bedroom with the ground floor shower room already in place. There is gas fired central heating, uPVC framed double glazing and a sheltered west facing garden. Located in this popular residential road mid-way between the villages of Felpham and Middleton, the property offers ready access to local shops, bus services and Health Centre. To fully appreciate the features this home offers, contact May's for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

Under stairs cupboard; door to:

SITTING ROOM: 17' 1" x 13' 7" (5.20m x 4.14m)

Dual aspect room, central fireplace; double glazed patio doors to garden.

KITCHEN: 14' 3" x 9' 10" (4.34m x 2.99m)

With range of floor standing drawer and cupboard units having roll edge worktop; tiled splash back and matching wall mounted cabinets over; electric oven; gas hob; inset sink; space and plumbing for washing machine and dishwasher; space for fridge freezer; breakfast bar; double glazed door to side.

DINING ROOM/ BEDROOM 3: 14' 5" x 8' 0" (4.39m x 2.44m)

Dual aspect room.

SHOWER ROOM:

Fully tiled; wash basin inset in vanity unit with cabinet beneath; close coupled W.C.; corner shower cubicle.

FIRST FLOOR LANDING:

Trap hatch to roof space; airing cupboard housing lagged hot water cylinder and slatted shelving.

BEDROOM 1 16' 11" x 11' 8" (5.15m x 3.55m)

Dual aspect room; range of fitted wardrobes.

BEDROOM 2: 13' 6" x 10' 10" (4.11m x 3.30m)

Eaves storage.

BATHROOM:

Comprising of panelled bath with shower and glazed screen; close coupled W.C.; and wash basin.

OUTSIDE AND GENERAL

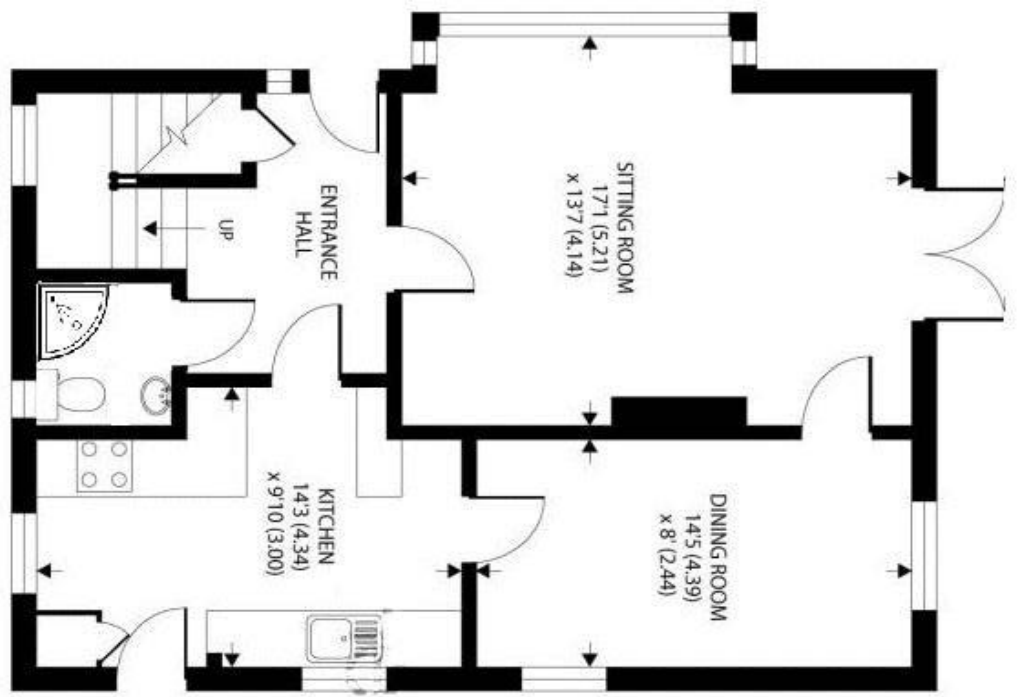
DETACHED GARAGE: 18' 7" x 10' 4" (5.66m x 3.15m)

Power and light plus boarded and pitched roof providing additional storage.

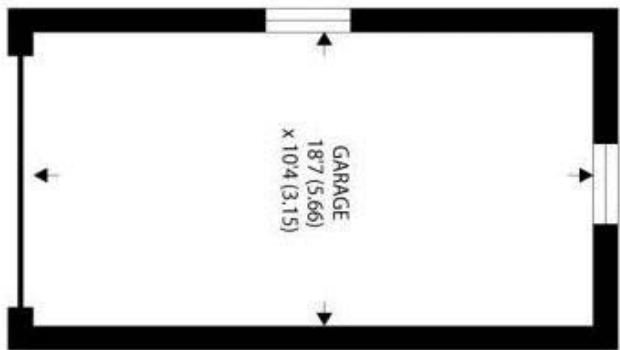
GARDENS:

The REAR GARDEN faces roughly west and has a depth extending to some 55ft and a width of 40ft. The garden is landscaped to provide circular lawn bounded by block paved pathways in turn flanked by flower and shrub beds. To the rear of the garden through the arch is a slate bed and wooden garden shelter continuing to a wooden greenhouse structure. The FRONT GARDEN has been block paved to provide extensive PARKING FACILITIES and there is a gated side driveway to Garage. A sleeper wall provides a front boundary.

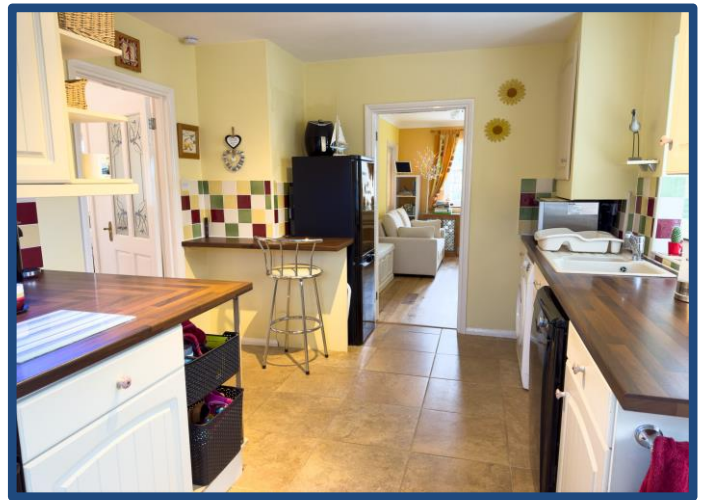
GROUND FLOOR



FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 1323 SQ FT 122.9 SQ METRES (INCLUDES GARAGE)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 58 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.