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



**Grayling Cottage**  
**99 Middleton Road**  
**Middleton On Sea, Bognor Regis,**  
**PO22 6DW**

[www.maysagents.co.uk](http://www.maysagents.co.uk)

**£550,000 Freehold**



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This particular **SEMI-DETACHED CHARACTER PROPERTY** has undergone extensive modernisation, refurbishment and extension over recent years. The property has been sympathetically transformed internally to provide generous 21st Century family accommodation including a **29 ft Family Room with bi-fold doors** opening onto the garden. A generous ground floor bedroom and en-suite are just a few of the other improvements. The village of Middleton-on-Sea itself boasts a variety of shops, from hardware store through Post Office to a renowned 'Chippy', with the property situated approximately 350 meters away. The beach is some 550 meters to the south, whilst more leisure facilities are provided by the nearby Middleton Sports Club. Certainly plenty of reasons to take a look inside. Why not telephone May's for an appointment to view.

## ACCOMMODATION

### ENTRANCE PORCH

Of oak construction with pitched roof.

### ENTRANCE LOBBY:

Cupboard housing gas fired combination boiler.

### INNER HALL:

Understairs storage; double doors to:

### FAMILY ROOM: 29' 4" x 21' 3" (8.93m x 6.47m)

(Maximum measurements) of open plan design separated into 3 different zones; kitchen, dining and lounge; orangery roof lantern; full width bi-fold doors opening onto garden. The kitchen Section comprises a range of recently fitted units; central island and breakfast bar; inset stainless steel sink; AEG double oven and separate AEG Sensecook oven, AEG five burner gas hob with filter hood over. There is space plenty of appliance space including plumbing for washing machine and dishwasher.

### 'SNUG' SITTING ROOM: 12' 6" x 12' 6" (3.81m x 3.81m)

Gas fire; radiator; telephone point; tv aerial point.

### GROUND FLOOR BEDROOM 14' 7" x 12' 0" (4.44m x 3.65m)

Dual aspect room south and east; radiator; door to:

### EN-SUITE:

His and hers sinks inset in vanity unit; shaver point; freestanding bath; shower cubicle with rainfall shower head and separate handheld shower attachment; close coupled W.C.; ladder style heated towel rail.

### W.C.:

Close coupled W.C.; wash hand basin.

### FIRST FLOOR LANDING:

Radiator.

### BEDROOM 2: 10' 5" x 10' 5" (3.17m x 3.17m)

(Maximum measurements of L-shaped room) Radiator.

### BEDROOM 3: 10' 4" x 8' 1" (3.15m x 2.46m)

(Narrowing to chimney breast) Radiator.

### BEDROOM 4: 10' 4" x 8' 1" (3.15m x 2.46m)

(Narrowing to chimney breast) Radiator.

### FAMILY BATHROOM:

L-shaped bath having independent shower mixer and glazed screen; wash basin inset in vanity unit with twin cabinets beneath; close coupled W.C.; ladder style heated towel rail.

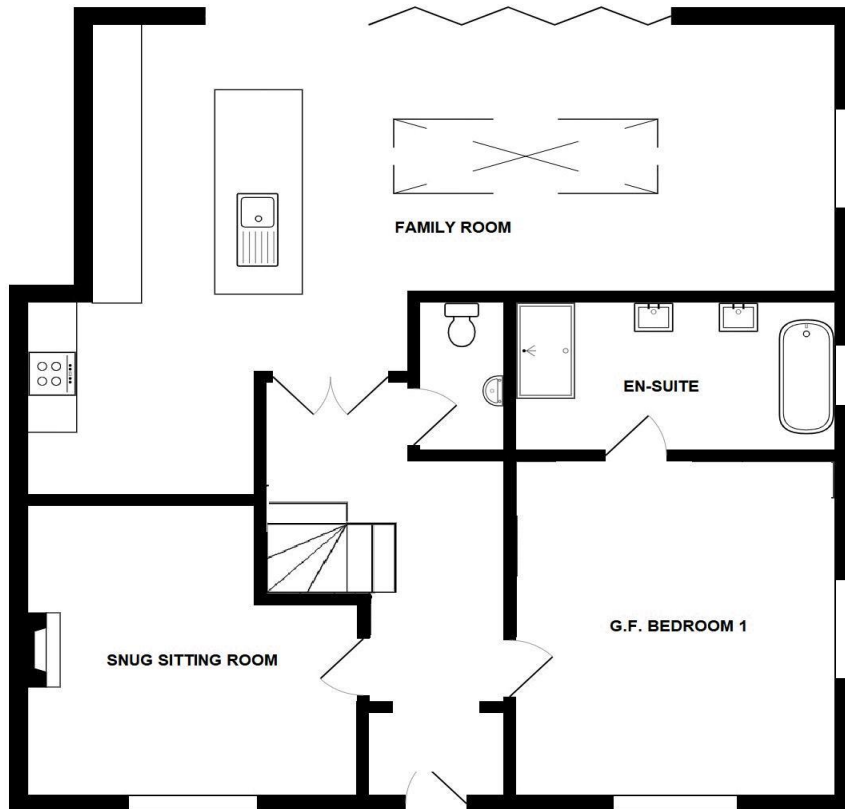
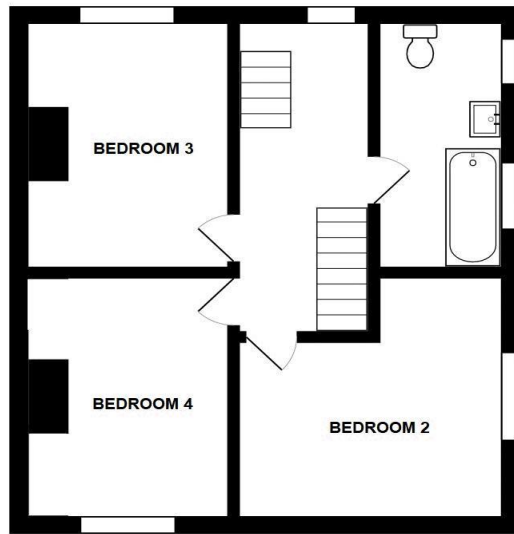
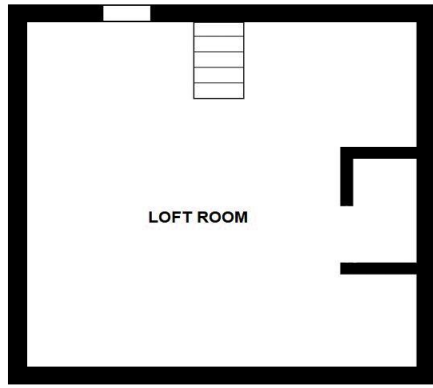
### LOFT ROOM: 14' 2" x 12' 7" (4.31m x 3.83m)

(Into sloping ceiling) Velux window; radiator.

## OUTSIDE AND GENERAL

### GARDENS:

The overall plot has a depth of approximately 175 ft and width of 40 ft or thereabouts. The rear garden is laid principally to lawn with flower and shrub borders and slate path leading to the log cabin. A side gate provides access to the gated front garden which has been laid to shingle to provide parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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