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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£390,000 Freehold

19b Felpham Way
Felpham, Bognor Regis, PO22 8PT

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Looks can be deceptive. From the outside this **SEMI-DETACHED HOUSE** looks much the same as any of the same era but once inside, one can see the immediate difference. A 20 ft Living Room, 3 double Bedrooms, plus a modern fitted Kitchen and Bath/Shower Room are in addition to a double glazed **CONSERVATORY**, along with gas fired central heating and uPVC framed double glazing. The owners have created a useful **UTILITY ROOM** from part of the Garage whilst there is **OFF-STREET PARKING** for a number of vehicles to accommodate the ever increasing requirement for family cars. Located within 1/4 mile of Felpham Community College and a similar distance from village shops, Bognor Regis town centre lies some 2 miles to the west. Felpham Beach with the associated Sailing Club, cafes and esplanade are within some 3/4 mile through the village. For an appointment to view, contact **May's**, after all you can't tell a book from its cover !!

Directions: From May's village centre office proceed north to the traffic lights turning right onto Felpham Way where the property will be seen on the left-hand side.

ACCOMMODATION

ENTRANCE HALL:

With uPVC framed double glazed door; radiator; understairs cloaks hanging space; understairs storage cupboard; door to:

CLOAKROOM:

Close coupled low level W.C.; wash basin; part tiled walls; radiator.

UTILITY ROOM: 8' 0" x 6' 6" (2.44m x 1.98m)

Work top area with space for washing machine and tumble drier; storage cabinet.

KITCHEN: 11' 0" x 7' 9" (3.35m x 2.36m)

(maximum measurements over units). Range of modern floor standing drawer and cupboard units having worktop, upstands and wall mounted cabinets over; inset porcelain sink with monobloc mixer; integrated dishwasher, double oven, gas hob

with cooker hood over; fridge and freezer; fitted wine cooler; pull out larder store; cupboard housing Vaillant gas fired boiler; uPVC framed double glazed door to side.

LIVING ROOM: 20' 6" x 11' 0" (6.24m x 3.35m)

Engineered oak flooring; 2 radiators; double glazed sliding doors to:

CONSERVATORY: 10' 9" x 8' 6" (3.27m x 2.59m)

Of aluminium framed double glazed construction under insulated polycarbonate roof; radiator; double doors to garden.

LANDING:

Linen cupboard; trap hatch to roof space.

BEDROOM 1: 12' 8" x 10' 3" (3.86m x 3.12m)

plus door recess. Twin double fitted wardrobe cupboards; radiator.

BEDROOM 2: 10' 4" x 9' 10" (3.15m x 2.99m)

Radiator; walk in wardrobe store.

BEDROOM 3: 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator.

BATH/SHOWER ROOM/W.C.: 8' 0" x 7' 0" (2.44m x 2.13m)

(maximum measurements). Matching white suite of panelled bath; wash basin inset in vanity unit; close coupled W.C.; shower cubicle with independent mixer and glazed pivot door; extractor fan; heated towel rail; fully tiled walls.

GARAGE STORE: 9' 0" x 8' 0" (2.74m x 2.44m)

Please note that the integral garage has been sub-divided into two separate sections, the front section utilised as a STORE and the rear section as a UTILITY ROOM accessed from the Entrance Hall.

GARDENS:

The REAR GARDEN has a maximum depth of some 25 ft and a width of 26 ft or thereabouts. The area is divided into three distinct sections - an area of artificial lawn, raised timber decking and paved patio, whilst a flint wall forms the rear boundary. A paved path leads along the side to the FRONT GARDEN which has been laid to a tarmac driveway and hardstanding providing parking for a number of vehicles and access to a raised paved and gravel area leading to the front door.



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.