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**Offers in Excess of £400,000 Freehold**

**33a Summerhill Drive  
 Felpham, Bognor Regis, PO22 6AS**

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Located on a popular **private residential estate** is this **DETACHED BUNGALOW**. Improved over the years, the property offers versatile accommodation providing for a variety of occupiers. Offered for sale with the benefit of gas fired central heating and uPVC framed double glazing the property also boasts a **uPVC framed Conservatory** and **recently replaced shower room**. Parking is provided via the driveway to the garage, this truly is a property that requires internal inspection to appreciate the features on offer. For an appointment to view, contact **May's** - you won't really know what it's like until you look inside !!

**Directions:** From May's village centre office, proceed north to the traffic lights turning right into Felpham Way. At the roundabout take the first exit into Flansham Lane, taking the first right into Summerhill Drive, where the property will be seen on the left hand side, past the roundabout.

**ACCOMMODATION**

uPVC framed double glazed, leaded light door to:

**ENTRANCE HALL:**

Radiator; meter/storage cupboard; linen cupboard housing Vaillant gas fired boiler; trap hatch and ladder to insulated roof space; recessed ceiling lights.

**LIVING ROOM:** 19' 6" x 11' 8" (5.94m x 3.55m) narrowing to 10'3 in Dining Area. Radiator; TV aerial point; recessed ceiling lights.

**KITCHEN:** 9' 9" x 7' 6" (2.97m x 2.28m)

(max meas over units). Range of Shaker style units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space for washing machine; integrated oven and induction hob with extractor hood over; fridge/freezer space; radiator; recessed ceiling lights.

**BEDROOM 1:** 14' 0" x 10' 3" (4.26m x 3.12m)

the former to face of full width range of built in wardrobe units; radiator; recessed ceiling lights; uPVC framed double glazed double doors to Conservatory.

**BEDROOM 2:** 10' 3" x 9' 0" (3.12m x 2.74m)

Radiator; recessed ceiling lights; double glazed double doors to:

**CONSERVATORY:** 17' 6" x 12' 3" (5.33m x 3.73m)

A further feature of the property, this double glazed uPVC framed and brick constructed room having a double glazed thermally efficient pitched roof; radiator; wall light points; double glazed sliding door to Garden.

**SHOWER/W.C.:** 8' 0" x 5' 6" (2.44m x 1.68m)

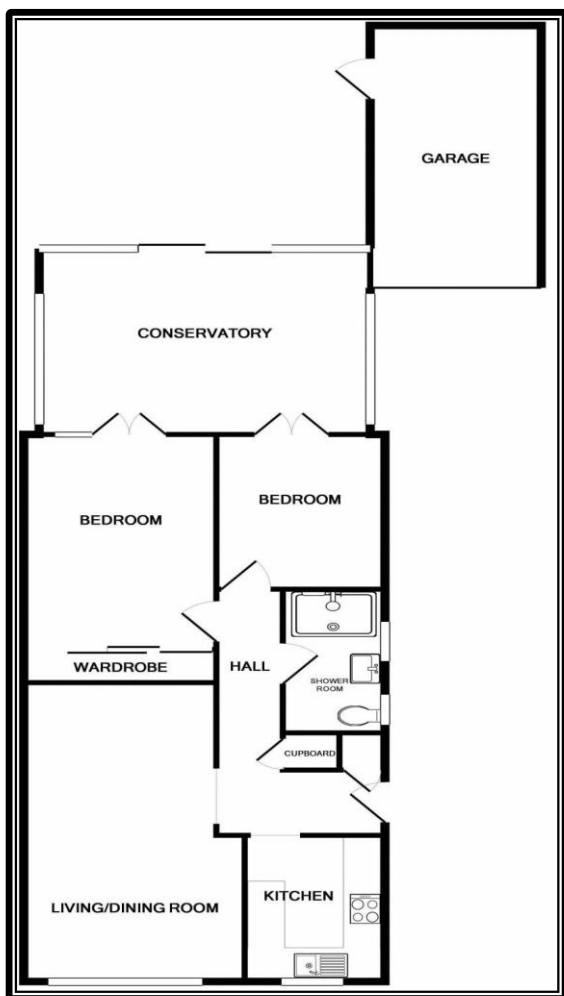
re-fitted having fully tiled walls; glazed cubicle with independent shower mixer; wash basin; low level W.C.; ladder style heated towel rail; radiator; ceramic tiled floor; recessed ceiling lights.

**GARDENS:**

The rear garden has been designed for ease of maintenance having a depth of some 42ft and having a maximum width of 31ft or thereabouts, incorporating the garage. Artificial turf and a raised paved patio area provide the simplicity, whilst privacy is provided by surrounding lapped timber fencing. The front garden has been laid to gravel following the 'easy maintenance' theme, whilst a long concrete driveway leads to the

**GARAGE:** 16' 3" x 9' 0" (4.95m x 2.74m)

Having electrically operated door; power and light; and personal door to side.



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.