

For a traditional, personal and professional service

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



**82/82a Felpham Road**  
**Felpham, Bognor Regis,**  
**PO22 7NZ**

**£649,950 Freehold**

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



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Are you looking for a change of lifestyle ? Do you have the desire to take control of your own destiny, or simply looking for a new challenge ? Or are you seeking an opportunity to purchase a spacious, stylish home of character in a village centre location? Well this property may provide an equal opportunity for either, for this **DETACHED BUILDING** currently comprises a **GROUND FLOOR SHOP AND ANCILLIARY OFFICES**, plus **A SUBSTANTIALLY MODERNISED 3 BEDROOM COTTAGE** ~ the archetypal home with an income where the shop areas could readily be incorporated into the main dwelling as a generous Sitting Room, Study and Utility Room (subject to any relevant consents).

Located in the heart of this Sussex coastal village, the property has recently been run as an antique showroom but has previously been a photographic studio, Grocery, and before that a Butchers. The accommodation, arranged on 2 floors, has recently been extended, improved and brought into the 21st Century with quality Bathroom fittings and a replacement Kitchen plus a stylish decorative treatment. Add to this a carefully landscaped yet easily maintained private garden and the potential purchaser can see that this is an opportunity 'ready to go'. If this has stirred your interest, why not telephone **May's** for an appointment to view – it could be the call that changed your life !!

## ACCOMMODATION

**ENTRANCE HALL:** 19' 0" x 5' 3" (5.79m x 1.60m)  
Panelling to dado height; walk-in shelved store; radiator; glazed double doors to:

**SHOWROOM/SITTING ROOM:** 21' 6" x 20' 9" (6.55m x 6.32m)

Feature period style timber fireplace surround; panelling to dado height; 2 radiators.

**STUDY/OFFICE:** 12' 2" x 8' 0" (3.71m x 2.44m)  
narrowing to 6'6". With range of built in storage cabinets; panelling to dado height; access to:

**WORKSHOP/UTILTIY:** 11' 0" x 6' 9" (3.35m x 2.06m)  
the former reducing to 8'6". Floor standing cupboard units with worktop over; walk in storage cupboard; uPVC framed double glazed door to Covered Lobby; door to:

### CLOAKROOM:

Low level W.C.; wash basin inset in vanity unit; extractor fan.

**COVERED LOBBY:** 28' 6" x 7' 6" (8.68m x 2.28m)  
with power and light; door to Garden and uPVC framed double glazed door to:

**KITCHEN/BREAKFAST ROOM:** 22' 2" x 8' 4" (6.75m x 2.54m)  
(maximum measurements) narrowing in Utility Section to 4'9". Range of re-fitted floor standing 'shaker' style drawer and cupboard units with

worktop, splash backs and wall mounted cabinets over; inset porcelain sink; integrated appliances including double oven, microwave, induction hob, dishwasher and fridge/freezer; pull out larder unit; space for washing machine; cupboard housing wall mounted gas fired boiler; BREAKFAST BAR; radiator; uPVC framed double glazed door to Garden; door to:

### SITTING ROOM 2:

13' 6" x 13' 6" (4.11m x 4.11m)  
Having period style panelled walls and dado rail; radiator; uPVC framed double glazed double doors to Garden; opening to:

### DINING ROOM:

17' 0" x 9' 9" (5.18m x 2.97m)  
(maximum measurements). Feature period fireplace surround; wall panelling to dado height; understairs storage cupboard; staircase to first floor.

### BEDROOM 1:

9' 9" x 9' 8" (2.97m x 2.94m)  
Panelled walls to dado height;

### DRESSING AREA:

9' 8" x 5' 6" (2.94m x 1.68m)  
Panelled walls to dado height.

### EN-SUITE BATHROOM/W.C.:

White suite comprising panelled bath; pedestal wash basin; low level W.C.; heated towel rail.

### BEDROOM 2:

11' 2" x 10' 6" (3.40m x 3.20m)  
to face of triple wardrobe cupboard; radiator.

Cont.....

**BEDROOM 3: 11' 0" x 11' 6" (3.35m x 3.50m)**

(maximum). Period style fireplace surround; shelved storage cupboard and wardrobe flanking double bed space; radiator.

**SHOWER ROOM/W.C.: 9' 6" x 7' 6" (2.89m x 2.28m)**

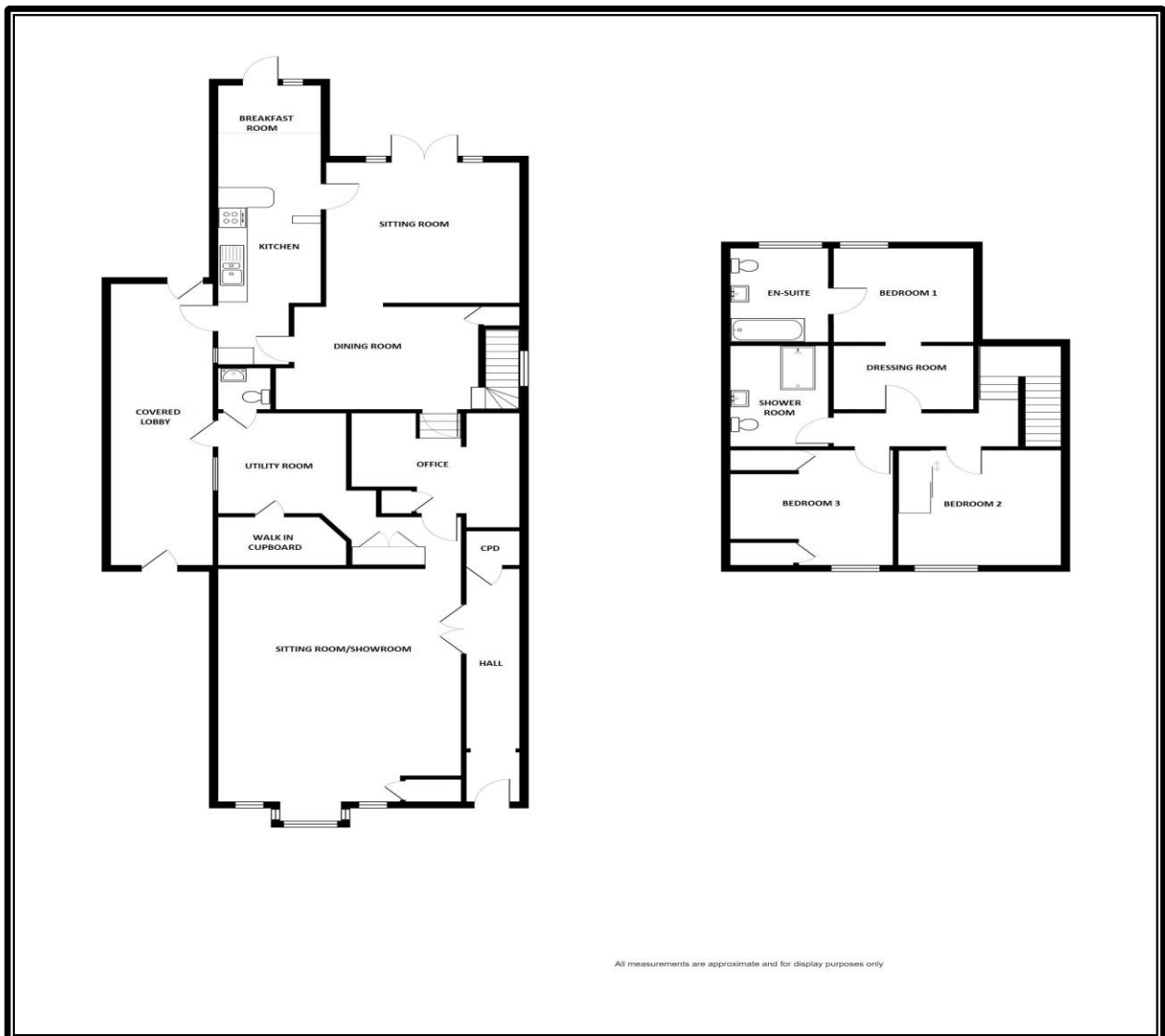
Walk in shower enclosure with power mixer; pedestal wash basin; low level W.C.; heated towel rail.

**GARDENS:**

The **REAR GARDEN** faces roughly east with an open southerly aspect and is triangular in shape having a maximum width extending to some 35 ft and a maximum depth of 28 ft or thereabouts. The area has been designed for ease of maintenance sub divided into two distinct sections, one laid to paved patio and the other providing raised fruit and vegetable beds.

The **FRONT GARDEN** is again paved with period style post and railings to front boundary.

**Directions:** From May's village centre office the property is literally only 50 yards away along the parade.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website  
[www.maysagents.co.uk](http://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.