

For a traditional, personal and professional service

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



12 Golf Links Road
Felpham, Bognor Regis,
PO22 8EU

£499,950 Freehold

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Are you fed up with looking at properties that are 'in need of improvement' ? Properties that need attention from top to bottom ? Then perhaps this **LINK DETACHED BUNGALOW** may be for you. **Extensively modernised** over the years with the provision of **replacement Kitchen fitments, sanitary ware, gas fired central heating system and uPVC framed double glazed windows**, added to the spacious and well presented open plan accommodation. Attention to detail is apparent throughout the property, with **herringbone wood block flooring** to all the main rooms, attention which doesn't stop at the interior, with landscaped gardens to front and rear, the latter having direct access to the grounds of Bognor Golf Club through a private gateway. As you may well appreciate, this agent was impressed with this particular bungalow, so why not call **May's** to make an appointment to see if you agree - after all, you can't always trust the estate agent !!

ACCOMMODATION

RECESSED PORCH:

with uPVC framed double glazed door to:

ENTRANCE HALL:

Herringbone woodblock floor; radiator; twin cloaks hanging cupboard; glazed panel door to:

LIVING ROOM: 21' 6" x 11' 0" (6.55m x 3.35m)

comprising:

SITTING ROOM: 21' 6" x 11' 0" (6.55m x 3.35m)

Herringbone woodblock floor; radiator;

DINING SECTION 10' 9" x 10' 0" (3.27m x 3.05m)

Herringbone woodblock floor; radiator; uPVC framed double glazed double doors; opening to:

KITCHEN: 11' 4" x 10' 0" (3.45m x 3.05m)

(maximum measurements over units) recently refitted with a range of floor standing drawer and cupboard units having quartz worktop, up-stands and wall mounted cupboards above; inset stainless steel sink; integrated appliances incorporating dishwasher; electric oven; microwave and ceramic hob with cooker hood over; larder fridge and matching freezer; under floor heating uPVC framed double glazed door to side.

INNER LOBBY:

with trap hatch to roof space having loft ladder, boarded access to gas fired boiler; herringbone woodblock flooring; radiator; UTILITY CUPBOARD housing plumbing for washing machine with additional storage shelving over; further shelved broom store.

BEDROOM 1: 12' 6" x 10' 0" (3.81m x 3.05m)

to face of full width wardrobe cupboard; radiator; herringbone woodblock floor.

BEDROOM 2: 12' 8" x 9' 0" (3.86m x 2.74m)

double built in wardrobe cupboard; radiator; herringbone woodblock floor.

BEDROOM 3: 8' 6" x 6' 9" (2.59m x 2.06m)

Herringbone woodblock floor; radiator.

SHOWER ROOM/W.C.:

with modern suite comprising corner shower cubicle with independent mixer and glazed screen; wash basin inset in vanity unit with adjacent close coupled W.C. having concealed cistern plus wall mounted cabinets over; fully tiled walls; extractor fan; heated towel rail under floor heating.

CLOAKROOM:

close coupled W.C.; wash basin inset in vanity unit; fully tiled walls.

OUTSIDE AND GENERAL

GARAGE: 16' 9" x 8' 2" (5.10m x 2.49m)

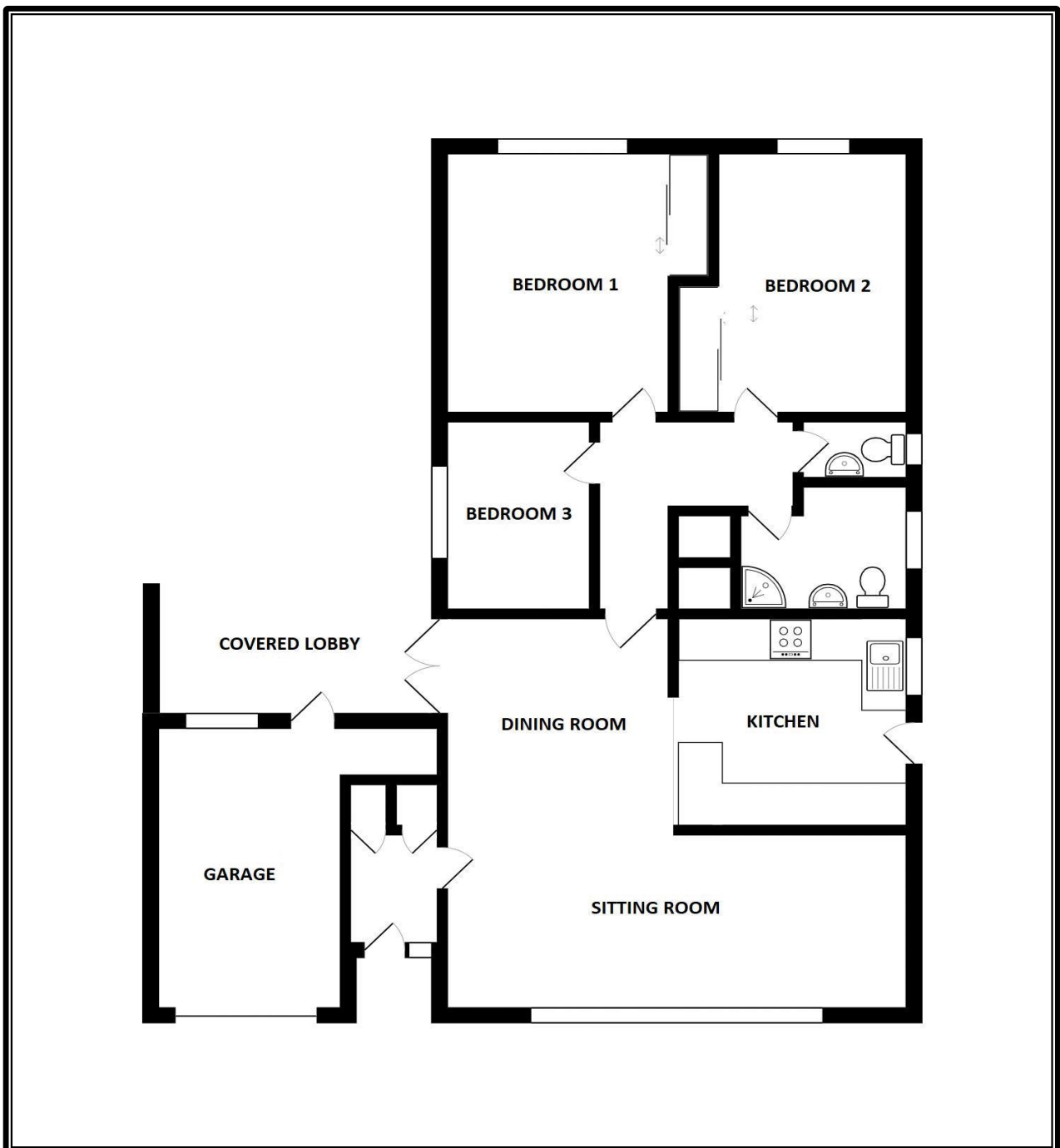
with electrically operated roller door; power and light plus further shelved recess with gas and electric meters; personal door to rear.

Cont.....

GARDENS:

The **REAR GARDEN** is of irregular shape having a maximum width extending to approximately 40ft and a depth approaching 28ft or thereabouts. The area has been landscaped into distinct sections that to the side being stone paved with brick edged flower and shrub borders extending to a graveled area with central artificial lawn, arched pergola to further patio area and gateway access along the side to the **FRONT GARDEN** which has been laid mainly to pebble area for ease of maintenance with inset rockery bed and shrub borders. Concrete driveway to garage.

Directions: From May's village centre office proceed north to the traffic lights, straight across into Downview Road and follow this to the end turning left into Golf Links Road, then right into the cul-de-sac where the property will be seen on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.