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



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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Offers in Excess of £300,000 Freehold

Seaclose 34 Summerley Lane
Felpham, Bognor Regis, PO22 7HX

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Every so often this estate agent is invited to inspect something 'just a little bit different'. Sometimes it is the look, sometimes it is the size. In the case of this **CHARACTERFUL DETACHED BUNGALOW**, it is just that – the character. From the outside all one can see is a pretty, yet small front garden, landscaped to provide off-street parking for a small car, whilst on the inside – well you will have to read on to learn about that !! Situated **south of the main road** and within ½ a mile of the beach, with a convenience store literally a few doors away, the property has the benefit of **gas fired central heating and part uPVC framed double glazing**. The Bathroom and Kitchen fittings have been replaced, whilst the addition of a **Garden Room** plus substantial **Timber Chalet** has extended the flexibility of the accommodation. Does this sound like the sort of property that might interest you ? Well why not telephone **May's** for an appointment to view – try something different.

Directions: Directions: From May's Village centre office proceed into Vicarage Lane and then follow this as it merges with Limmer Lane. Follow this to Summerley Corner, bearing left into Summerley Lane where the property will be seen on the left hand side, just past the shop.

RECESSED PORCH:

With uPVC framed double glazed door to:

ENTRANCE HALL:

Radiator; trap hatch to generous roof space with loft ladder.

SITTING ROOM: 13' 9" x 9' 8" (4.19m x 2.94m)

Central feature period style fireplace with fitted log burner, flanked on either side by arched recessed display alcoves having twin cabinets beneath; double radiator; T.V. aerial point; wall light point; sliding door to:

DINING ROOM/BED 2 11' 6" x 7' 0" (3.50m x 2.13m)

Please note that this room has a separate door to the Hall (currently sealed) to provide independent access.

KITCHEN/DINER: 12' 3" x 10' 0" (3.73m x 3.05m)

Range of floor standing drawer and cupboard units with roll edged worktops above and with matching wall mounted cabinets over; inset stainless steel sink unit; integrated double oven and 4 burner gas hob with hood over; space and plumbing for automatic washing machine; double radiator; gas fired boiler providing central heating and domestic hot water; space for 'fridge/freezer; recessed linen cupboard; further cupboard store; tiled splash backs; recessed ceiling lights; glazed panelled double doors to:

GARDEN ROOM: 19' 3" x 7' 8" (5.86m x 2.34m)

Radiator; double glazed double doors to Garden.

BEDROOM 1: 11' 10" x 8' 0" (3.60m x 2.44m)

Dual aspect room; period style corner fireplace; radiator.

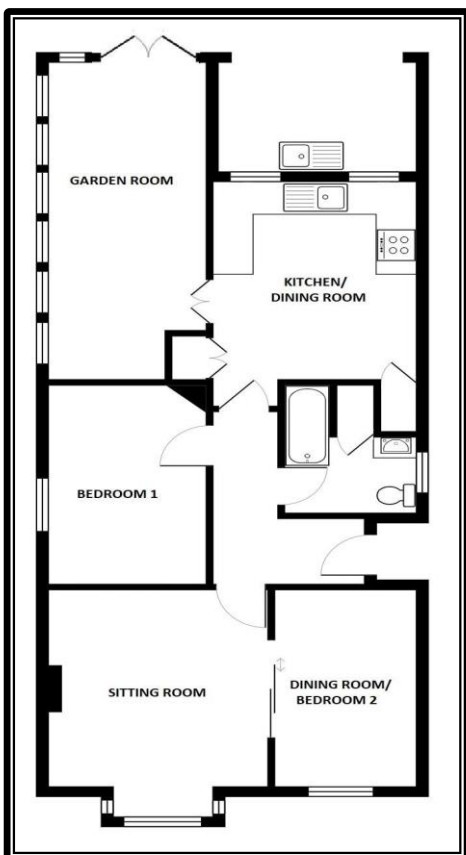
BATHROOM/W.C.:

Matching suite of panelled bath with independent shower mixer, plus fully tiled surround; close coupled W.C.; vanity unit with ceramic basin having triple cabinet beneath; radiator; linen store; shaver point; recessed ceiling lights.

GARDENS:

The Rear Garden is a feature of the property facing roughly west and extending to a depth of approximately 45 ft and a maximum width of some 23 ft or thereabouts. The area has been landscaped to an individual style to provide a number of varied 'zones', each with their own special 'character'. Adjoining the bungalow is a covered utility area with sink and a paved terrace, allowing a sheltered sun trap area. **TIMBER CHALET** (9'8 x 7'4) plus an open veranda (9'8 x 5'3) to the front. This building has been utilised for a variety of purposes including Home/Office, overflow Bedroom, Studio, Summerhouse. There is power and light. Behind the Chalet is a **TIMBER GARDEN STORE** (12'0 x 8'0) with an adjacent area once utilised as a Kitchen Garden. The remainder comprises raised borders stocked with a variety of flowers and shrubs, interspersed with paved and brick pathways, plus gateway leading in turn to a secondary side access.

The Front Garden is again landscaped to incorporate a **PEBBLED HARDSTANDING** providing off street parking. A paved path leads along one side to the front door and beyond to access to the rear garden.



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.