

For a traditional, personal and professional service

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



1A Golf Links Road
, Bognor Regis,
PO22 8EU

Offers in Excess of £450,000

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

Estate agents can be blamed for overuse of certain words and phrases, but in the case of this **BESPOKE DETACHED CHALET STYLE RESIDENCE** the word 'individual' is quite appropriate. Built as a 'one off' and offered for sale with no forward chain, the property boasts generous living accommodation including a **south facing open plan Lounge/Dining Room** overlooking the Garden, a well appointed Kitchen/Breakfast Room, and a galleried landing providing access to significant eaves storage areas or potential additional accommodation (subject to usual consents). Add to this **2 bedrooms both with en-suite facilities, the integrated vacuum system, water softener, cellar, gas fired central heating plus uPVC framed double glazing, a gated driveway with parking for several vehicles,** and of course the proximity to the **Bognor Golf Club** and one will start to see why this property can be called 'individual'.

From a facilities point of view, the area is served by the village centre of Felpham, some 1/4 of a mile to the south and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst other local shopping can be found at Tesco Express. Direct railway service to London Victoria is available from the main line station at Bognor. Apart from the access to the seaside and Sailing Club, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw.

Difficult to describe in detail, internal inspection is essential to fully appreciate all on offer, so why not contact **May's** for an appointment to view - only then can you decide just how individual this property really is.

ACCOMMODATION

ENTRANCE PORCH:

uPVC framed double glazed door; radiator; further glazed door to:

HALL:

vacuum point.

CLOAKROOM:

fully tiled with close coupled W.C.; pedestal wash hand basin; door and steps to:

CELLAR: 9' 0" x 7' 6" (2.74m x 2.28m)

with power and light; water softener; vacuum unit.

KITCHEN: 21' 9" x 8' 3" (6.62m x 2.51m)

range of floor standing drawer and cupboard units with matching cabinets over; rolled edged worktop; tiled splash backs; space and plumbing for automatic washing machine; space for fridge/freezer; eye level double oven; electric hob with filter hood over; "Valiant" gas fired boiler; radiator; fully tiled walls; radiator; door to side:

SITTING ROOM: 17' 7" x 15' 1" (5.36m x 4.59m)

of open plan design; radiator; T.V. aerial point; telephone point; electric fireplace; double sliding doors to patio and garden.

DINING SECTION: 15' 2" x 11' 6" (4.62m x 3.50m)

radiator; double doors to patio and garden.

G.F. BEDROOM 2: 11' 11" x 10' 10" (3.63m x 3.30m)

radiator; T.V. aerial point; telephone point; **EN-SUITE:** matching suite comprising panelled bath with mixer tap and handheld shower attachment; close coupled W.C.; pedestal wash hand basin; radiator; extractor fan.

F.F. GALLERIED LANDING:

Velux roof light; radiator; large airing/wardrobe cupboard with mirror doors; vacuum point; large eaves storage cupboard; trap hatch to roof space.

BEDROOM 1: 13' 11" x 11' 7" (4.24m x 3.53m)

A double aspect room south and east; radiator; T.V. aerial point; fitted wardrobes; telephone point; large eaves storage cupboard; **EN-SUITE:** matching suite comprising corner bath with mixer tap and handheld shower attachment; shower cubicle with glazed screen and electric mixer; wash basin inset in vanity unit with twin cabinets beneath; close coupled W.C.; radiator; extractor fan.

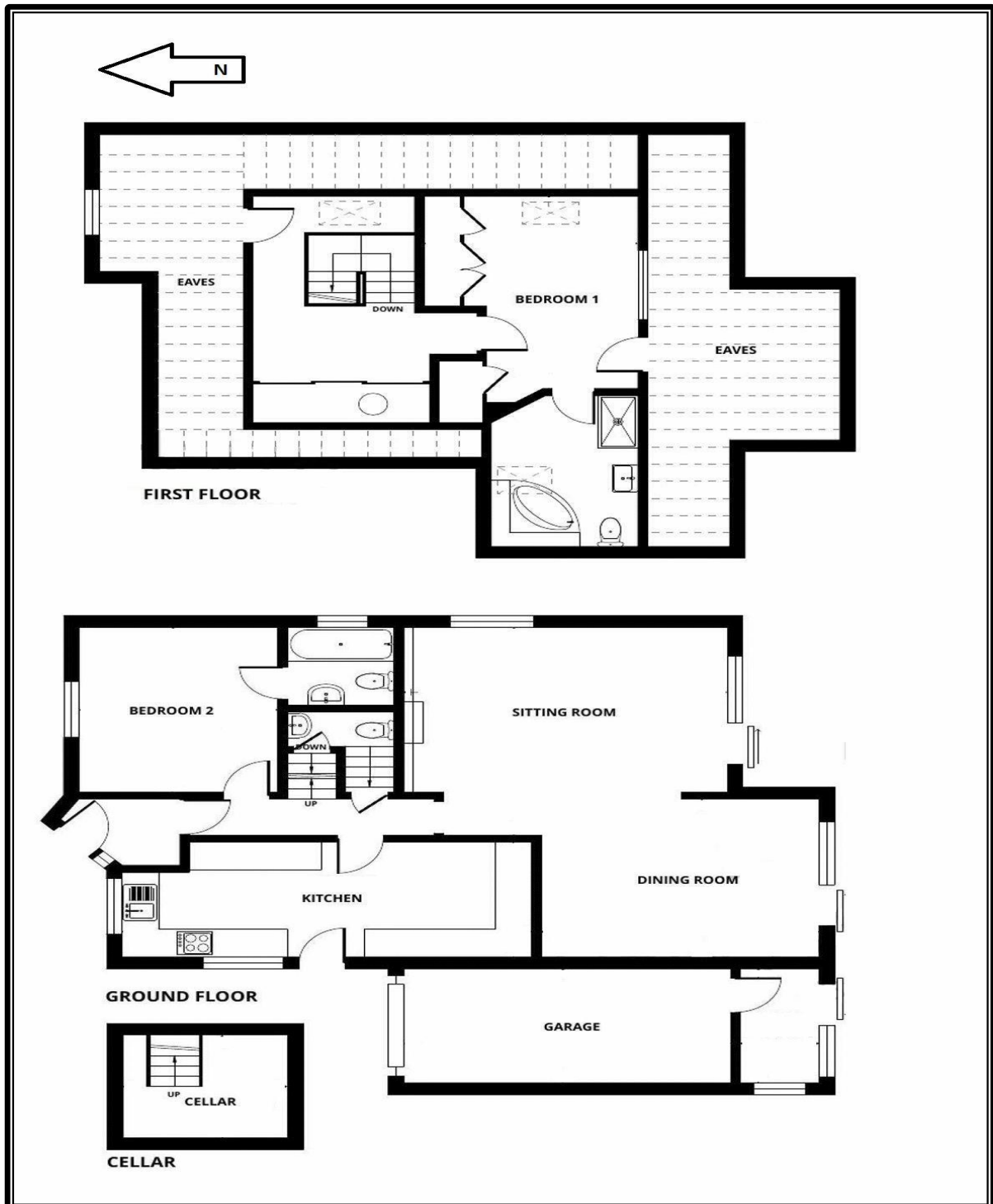
OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** faces roughly south and has a depth of some 54ft and a width of 34ft or thereabouts. the area is laid principally to lawn with mature flower and shrub borders; patio area adjoins the property, side access to the **FRONT GARDEN** with a brick-built bin store. The area is mainly paved with a driveway leading to:

GARAGE: 17' 9" x 8' 4" (5.41m x 2.54m)

with metal up and over door; power and light; personal door to REAR PORCH with further door to Garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.