

For a traditional, personal and professional service

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



69 Downview Road
Felpham, Bognor Regis,
PO22 8JA

£780,000 Freehold

www.maysagents.co.uk



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What is it that defines the 'perfect' family home ? Is it proximity to schools and shops, the accommodation, a large 'football friendly' garden ? Or is it perhaps, in this day and age, availability of off-street parking? Well, if all of these factors contribute then this **FINE DETACHED HOUSE** certainly fits the bill. **Comprehensively modernised** over recent years, with significant extensions providing flexible accommodation, whilst quality of workmanship has been the main criteria and is evident in the standard of finish throughout the property. Situated midway between the Downview junior school and Felpham Community College, Felpham village centre and beach lies some 3/4 mile to the south, with Bognor Regis Golf Club 200 yards to the north whilst more comprehensive facilities are available in Bognor Regis some 1.5 miles to the west including Tescos, Sainsburys and an M and S Foodstore. For many Felpham has become one of the favoured locations in which to live on this part of the South coast. Record sunshine hours, the bathing facilities, Sailing and Golf Clubs plus the flat coastal plain all combine with the proximity of Brighton, Chichester and Portsmouth plus the South Downs National Park to enhance the popularity of the area, whilst the renowned Festival of Speed and Revival at Goodwood provide added highlights to the local social calendar. So if you are looking for the 'archetypal' Family Home perhaps this property might be the one for you. To see or yourself the size, location and quality contact **May's** for an appointment to view - and appreciate the **100 ft plus rear garden !**

ACCOMMODATION

ENTRANCE PORCH:

with uPVC framed double glazed door and further door to:

ENTRANCE HALL:

herringbone parquet flooring; radiator; under stairs store cupboard; telephone point.

KITCHEN/DINING ROOM:

KITCHEN SECTION: 16' 4" x 11' 0" (4.97m x 3.35m)

(maximum measurement's over units), range of floor standing drawer and cupboard units; roll edge worktop; tiled splash backs and matching wall mounted cabinets over; ceramic sink with mixer tap; integrated dishwasher; integrated fridge freezer; space for range oven; extractor fan; water softener; opening to:

DINING SECTION: 13' 6" x 12' 6" (4.11m x 3.81m)

radiator; opening to:

GARDEN ROOM: 13' 3" x 11' 0" (4.04m x 3.35m)

radiator; bi-fold doors to patio and rear garden.

LIVING ROOM: 16' 3" x 13' 8" (4.95m x 4.16m)

radiator; T.V. aerial point; telephone point; fireplace with surround.

2nd SITTING ROOM/G.F. BEDROOM: 13' 6" x 11' 0" (4.11m x 3.35m)

dual aspect room; radiator; T.V. aerial point.

STUDY: 10' 0" x 7' 7" (3.05m x 2.31m)

(maximum measurements over fitted desk and cupboard units); telephone point; radiator.

UTILITY:

range of floor standing drawer and cupboard units; matching up-stands; inset ceramic sink with mixer tap; space and plumbing for washing machine; further appliance space; radiator.

CLOAKROOM.:

close coupled W.C.; wash hand basin; personal door to garage.

F.F. LANDING:

roof lights; trap hatch to roof space; airing cupboard housing lagged hot water cylinder and Worcester gas fired boiler; linen cupboard with slatted shelving.

MASTER SUITE: 12' 0" x 10' 8" (3.65m x 3.25m)

plus door recess; telephone point; radiator; EN-SUITE: fully tiled with close coupled W.C.; wash hand basin inset in vanity unit with cabinets beneath; corner shower cubicle with glazed screen; extractor fan; ladder style heated towel rail.

DRESSING ROOM/BEDROOM 5: 8' 8" x 7' 8" (2.64m x 2.34m)

to face of fitted wardrobes; radiator.

BEDROOM 2: 11' 2" x 10' 3" (3.40m x 3.12m)

plus door recess; radiator; fitted wardrobes with side tables. EN-SUITE: fully tiled; 'saniflo' W.C.; wash basin inset in vanity unit with cabinet beneath; shower cubicle with folding glazed screen; extractor fan; ladder style heated towel rail.

BEDROOM 3: 16' 7" x 9' 3" (5.05m x 2.82m)

to face of fitted wardrobes, dual aspect room east and west; radiator.

BEDROOM 4: 10' 10" x 7' 7" (3.30m x 2.31m)

with range of fitted wardrobes and drawers; radiator.

OUTSIDE AND GENERAL

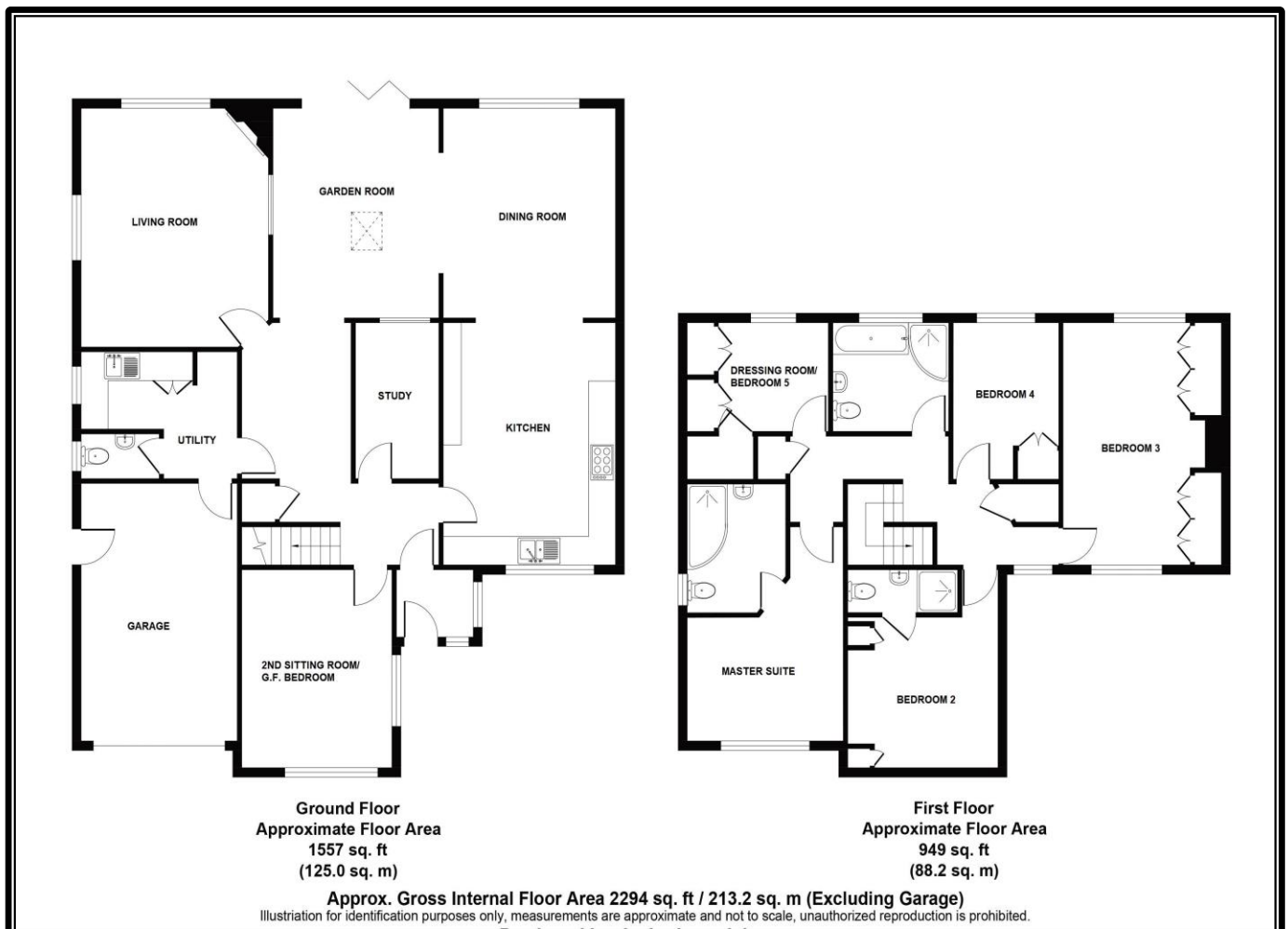
GARDENS:

The REAR GARDEN faces roughly west and has a depth so some 105ft and a width of 48ft or thereabouts. The garden has been landscaped to provide two zones the first is laid principally to lawn surrounded either side by mature hedges, flower and shrub borders with a large patio which adjoins the rear of the property, TIMBER STORE, pond, plus access either side of the property to the front. A hedge barrier provides access to the secondary zone which is currently utilized as a vegetable garden with mature fruit trees, vegetable patches with pathways in-between, GREENHOUSE, TIMBER STORE plus children's WENDY HOUSE. The FRONT GARDEN is laid to a combination brick paving and pebbles to provide parking for a number of vehicles.

INTEGRAL GARAGE: 17' 6" x 10' 10" (5.33m x 3.30m)

electric roller door; power and light; meters; personal door to side.

Directions: From May's village centre office proceed north to the traffic lights and across into Downview Road, where the property will be seen on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.