



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£275,000 Freehold

35 Compton Drive
Felpham, Bognor Regis, PO22 6QW

www.maysagents.co.uk



The Flansham Park estate has matured over the years, with the varied range of property appealing to a wide cross section of the public. This particular property, an **END-TERRACE COTTAGE STYLE HOUSE** would be suitable either for the first time buyer, investor or indeed for the 'downsizer'. Offered for sale with the benefit of a **replacement kitchen and bathroom, and direct access to the garage from the garden**, the property is located between the villages of Felpham and Middleton-on-Sea, both blessed with a variety of local shops and the former with schools, Leisure Centre, Swimming Pool and Golf Club. Bognor Regis lies some 2.5 miles to the west with the main line railway station and a more comprehensive array of shops. So if this appeals to you, why not telephone **May's** for an appointment to view.

Directions: From May's village centre office proceed north to the traffic lights turning right into Felpham Way. Follow this to the roundabout taking the second exit into Middleton Road. At the roundabout take the first exit into Flansham Park and then 4th left into Compton Drive.

ACCOMMODATION

COVERED PORCH:

With meter/bin store; uPVC framed double glazed door to:

ENTRANCE HALL:

Radiator; understairs storage cupboard.

LIVING ROOM: 9' 0" x 9' 6" (2.74m x 2.89m)

narrowing to 7'8 in Dining Section. 2 radiators; double glazed sliding door to patio and garden; serving hatch to:

KITCHEN: 11' 2" x 7' 6" (3.40m x 2.28m)

(max meas over units). Range of contemporary styled drawer and cupboard units having timber effect worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space for washing machine plus further appliance space; gas cooker point and space; cooker hood; radiator; uPVC framed double glazed door to rear.

LANDING:

Trap hatch to roof space housing gas fired boiler.

BEDROOM 1: 12' 9" x 10' 0" (3.88m x 3.05m)

Radiator; built in wardrobe cupboard.

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

Radiator.

BATHROOM/W.C.:

Fully tiled with matching white suite of panelled bath and shower with glazed screen; W.C. with concealed cistern; wash basin in set in vanity unit with twin cupboards beneath; heated towel rail; airing cupboard.

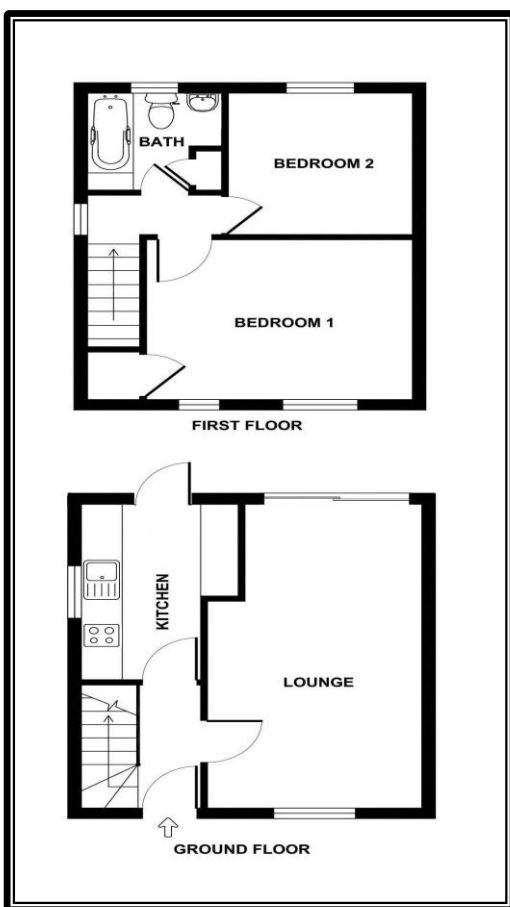
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN has a depth of approximately 30 ft and a width extending to some 17 ft or thereabouts, the area being laid to a combination of lawn and crazy paved patio, with sleeper edged border. A personal door leads to the Garage. The FRONT GARDEN is of open plan design, laid mainly to lawn.

GARAGE: 16' 8" x 8' 2" (5.08m x 2.49m)

Situated to the rear of the property and accessed via Flansham Park itself.



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.