

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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**£260,000 Freehold**

**7 Montgomery Drive**  
**Middleton On Sea, Bognor Regis, PO22 6RS**

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Is this the perfect property for that first step on the property ladder ? Or perhaps it might be an opportunity to invest in a property to let. Whatever your reasons to buy, this 2 BEDROOM MID TERRACE HOUSE might be for you. The property is located midway between the villages of Felpham and Middleton, allowing access to both sets of facilities. Complete with garden areas, other benefits include uPVC framed double glazing plus allocated parking space. So if you are thinking about buying your first home, why not telephone May's for an appointment to view.

**ACCOMMODATION:**

uPVC framed double glazed door to:

**ENTRANCE HALL:**

Night storage heater; under stairs cupboard; door to:

**LIVING ROOM: 13' 1" x 10' 10" (3.98m x 3.30m)**

T.V. aerial point; night storage heater; glazed door to:

**CONSERVATORY: 9' 7" x 7' 10" (2.92m x 2.39m)**

Of uPVC framed construction on brick plinth; pitched poly carbonate roof; double glazed double doors to rear garden.

**KITCHEN: 9' 11" x 5' 4" (3.02m x 1.62m)**

(maximum measurements over units) range of floor standing drawer and cupboard units; tiled splash backs and wall mounted cabinets over; electric oven; four burner electric hob; stainless steel sink; space and plumbing for automatic washing machine.

**F.F. LANDING:**

With trap hatch to roof space.

**BEDROOM 1: 9' 6" x 8' 6" (2.89m x 2.59m)**

Night storage heater.

**BEDROOM 2: 8' 8" x 6' 9" (2.64m x 2.06m)**

Night storage heater; over stairs cupboard; cupboard housing lagged hot water cylinder.

**BATHROOM/W.C.:**

Fully tiled walls; matching suite comprising of panelled bath with shower mixer tap; glazed screen; pedestal wash hand basin; close coupled W.C.; extractor fan;

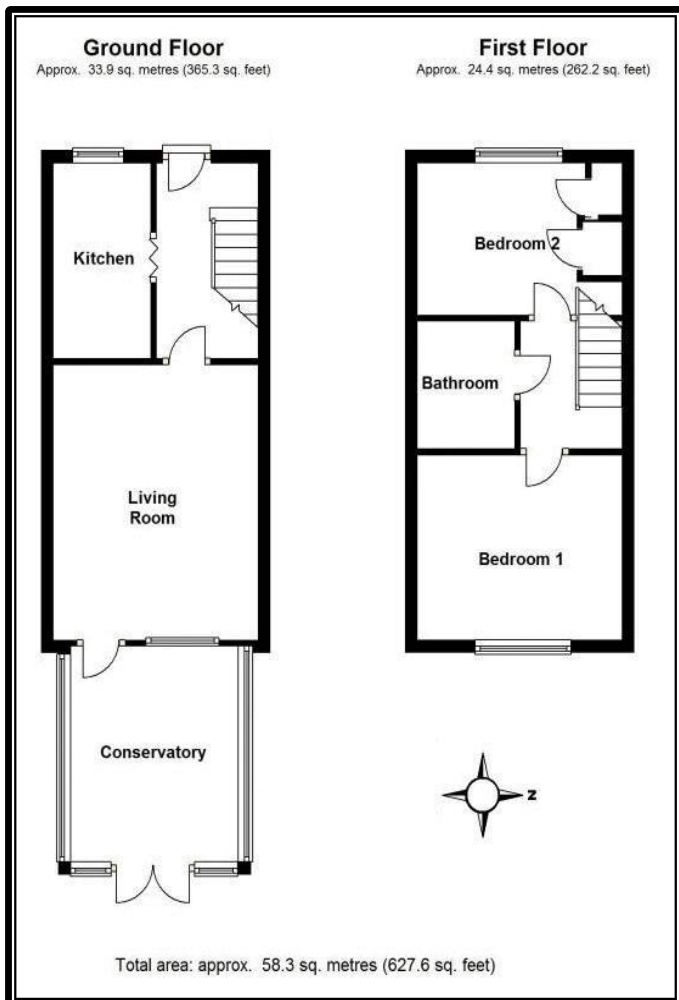
**OUTSIDE AND GENERAL**

**GARDENS:**

The REAR GARDEN has been sectioned into two parts, the first section has been laid to pebbles with a walkway through to the secondary part of the garden which has been landscaped with concrete hardstanding to provide parking for a car accessed via double gates to the rear with further lawn area and garden store. The FRONT GARDEN has been laid to shingles with a stepping stone pathway to the front door.

**OFF STREET PARKING:**

In secondary garden area as previously mentioned.



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.