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



**3 South Drive**  
**Felpham, Bognor Regis,**  
**PO22 7PY**

**£375,000 Freehold**

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Fortunately for the estate agents amongst us, not everyone looks for the same features in their new homes, but it certainly helps if the exterior is attractive. As is said 'beauty is in the eye of the beholder' and therefore every property has a chance of finding a suitable buyer. Certainly, this **DETACHED COTTAGE STYLE PROPERTY** starts out with a significant advantage with its undoubted 'kerb appeal', and the opportunity to modernise and improve will prove attractive to many. Located in this residential road, within 250 yards of local primary school, the Health Centre and less than ½ a mile from Middleton Village, the property also boasts 2 double bedrooms, gas fired central heating, a garage, plus off-street parking. To fully appreciate the charm that this property exhibits contact **May's** for an appointment to view.

## **ACCOMMODATION**

### **recessed porch:**

### **ENTRANCE HALL:**

telephone point; radiator; cupboard; under stairs storage cupboard housing utility meters.

### **KITCHEN:** 12' 9" x 8' 8" (3.88m x 2.64m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge work top; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; further appliance space; radiator; wall mounted gas fired boiler; glazed door to garden.

### **LIVING ROOM/DINING ROOM:**

DINING SECTION: 10'2 x 9'6; radiator. LIVING ROOM: 16'0 x 11'0 (max measurements) radiator; electric fire; double glazed double doors to:

### **CONSERVATORY:** 10' 0" x 8' 2" (3.05m x 2.49m)

of aluminium framed construction with single glazed glass; sliding door to rear garden.

### **G.F. BEDROOM 1:** 12' 5" x 9' 10" (3.78m x 2.99m)

the latter extending to 11'5 into bay; radiator; mirrored sliding wardrobes; T.V. aerial point.

### **SHOWER ROOM:**

fully tiled with close coupled W.C.; bidet; pedestal wash hand basin; glazed shower cubicle; wall light with shaver point; radiator.

### **SEPARATE W.C.:**

close couple W.C.; wash hand basin.

### **F.F. LANDING:**

with eaves storage cupboard.

### **BEDROOM 2:** 12' 7" x 9' 0" (3.83m x 2.74m)

(maximum measurements) of irregular shape; airing cupboard housing lagged hot water cylinder; slatted shelving; open wardrobe.

## **OUTSIDE AND GENERAL**

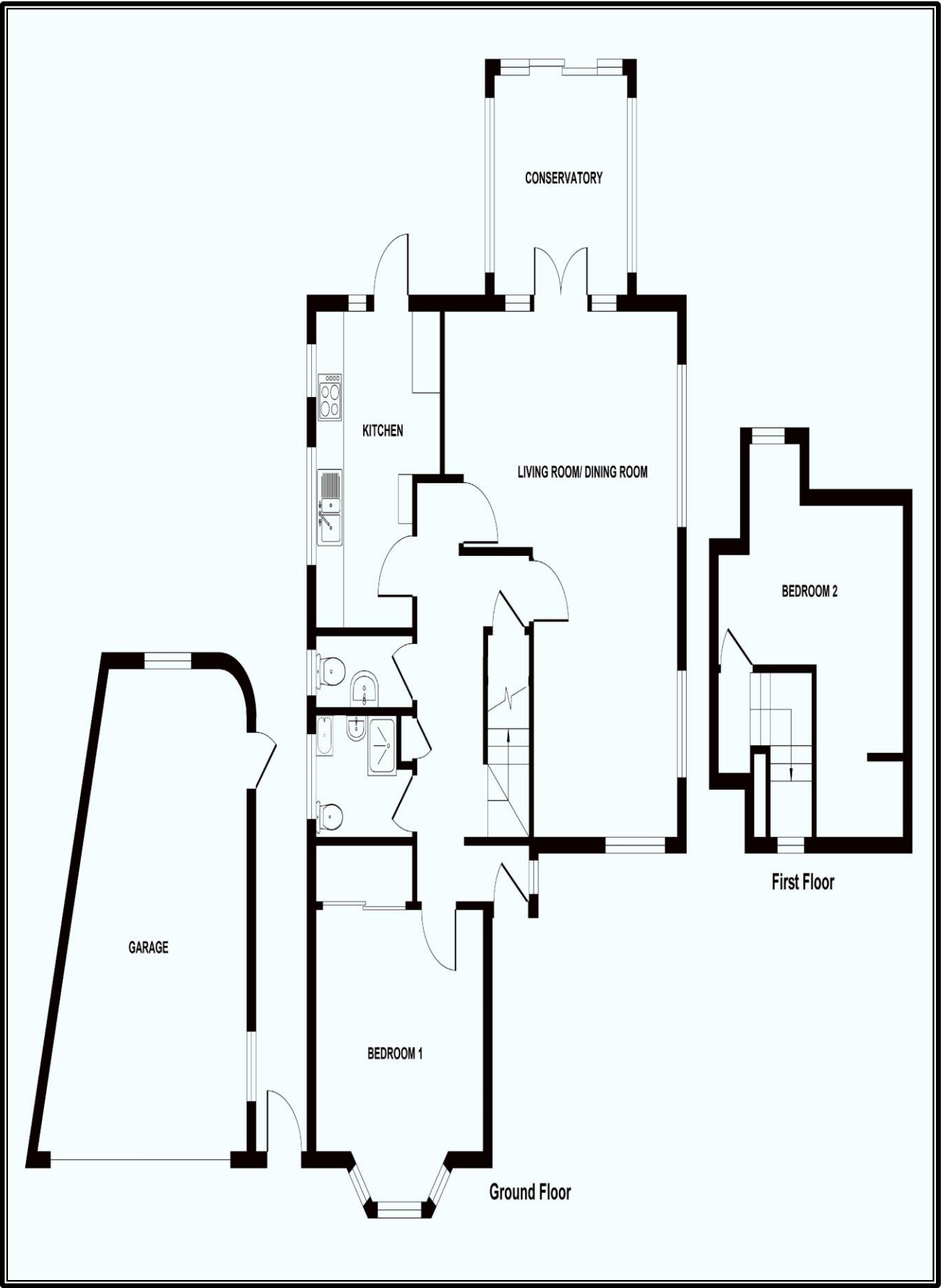
### **GARDENS:**

The REAR GARDEN faces roughly east and has a maximum width of 35ft narrowing to a point and a maximum depth of 65ft or thereabouts. The area has been laid to lawn with trees, flower and shrub borders. The FRONT GARDEN is again laid principally to lawn with dwarf brick wall, mature flower and shrub borders and hard standing providing parking for a number of vehicles.

### **GARAGE:**

of irregular size having a maximum width of 15'6 narrowing to 7'9 and a depth of some 19'0. With metal up and over door; power and light; personal door to side.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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