

For a traditional, personal and professional service

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



Falcheham Cottage
58 Downview Road
Felpham, Bognor Regis, PO22 8JA

www.maysagents.co.uk

Offers in Excess of £500,000 Freehold



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Are you looking for something a bit different, something set apart from the 'standard' estate house? A property with character of its own, somewhere to make a home? Well perhaps this is just that property. Set on an attractive corner plot in a prestigious location in Felpham, tucked discretely behind lapped timber fencing and matured trees, this individual 2/3 bedroom **DETACHED COTTAGE** has the charm of a build of this era whilst providing the comfort and facilities of our modern age with **gas fired central heating and uPVC framed double glazing. Add to that the addition of a uPVC conservatory** to provide that extra space. The cottage is well presented and the garden has some great seating areas, patios, cleverly arranged to create a true haven for birds, butterflies and of course, you. Located within 400 yards of the local schools, shops and Golf Club if this sounds like what you are looking for then surely it is worth contacting **May's** for an appointment to view.

ACCOMMODATION

uPVC framed double glazed door to PORCH: uPVC framed double glazed door to:

ENTRANCE HALL:

wood block parquet flooring; under stairs cupboard.

SITTING ROOM: 19' 11" x 15' 2" (6.07m x 4.62m)

Triple aspect room with wood block parquet flooring; T.V. aerial point; two radiators; gas fire with stone surround.

KITCHEN: 10' 6" x 10' 6" (3.20m x 3.20m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs and matching wall mounted cabinets over; eye level double oven; polycarbonate sink with mixer tap; four burner gas hob with cooker hood over; space and plumbing for automatic washing machine; further appliance space; double glazed door to:

SUNROOM/UTILITY: 8' 3" x 5' 6" (2.51m x 1.68m)

Of uPVC framed construction on brick plinth with pitched polycarbonate roof; double glazed door to garden.

STUDY/BEDROOM 3: 13' 8" x 8' 11" (4.16m x 2.72m)

Radiator; telephone point; T.V. aerial point; opening to:

CONSERVATORY: 12' 7" x 8' 8" (3.83m x 2.64m)

(currently utilised as the dining area) of uPVC framed double glazed construction on brick plinth with pitched polycarbonate roof with vent; radiator; double glazed double doors to garden.

SEPERATE W.C.:

Close coupled W.C.; wash basin inset in vanity unit with twin cabinet beneath; radiator.

F.F. LANDING:

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

BEDROOM 1: 15' 4" x 12' 1" (4.67m x 3.68m)

to face of fitted wardrobes extending to 15' into bay with fitted dressing table; dual aspect; radiator; built in wardrobe over stairs; eves storage cupboard.

BEDROOM 2: 15' 3" x 11' 4" (4.64m x 3.45m)

(maximum measurements) to face of built in eves wardrobes; built in wardrobe; radiator; dual aspect.

BATHROOM: 0' 0" x 0' 0" (0.00m x 0.00m)

Fully tiled walls; close coupled W.C.; with pedestal wash hand basin; walk-in shower unit with glazed screen; ladder style heated towel rail; shaver point; extractor fan.

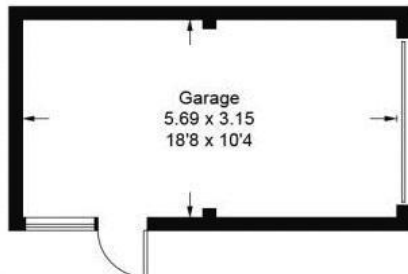
OUTSIDE AND GENERAL

GARDENS:

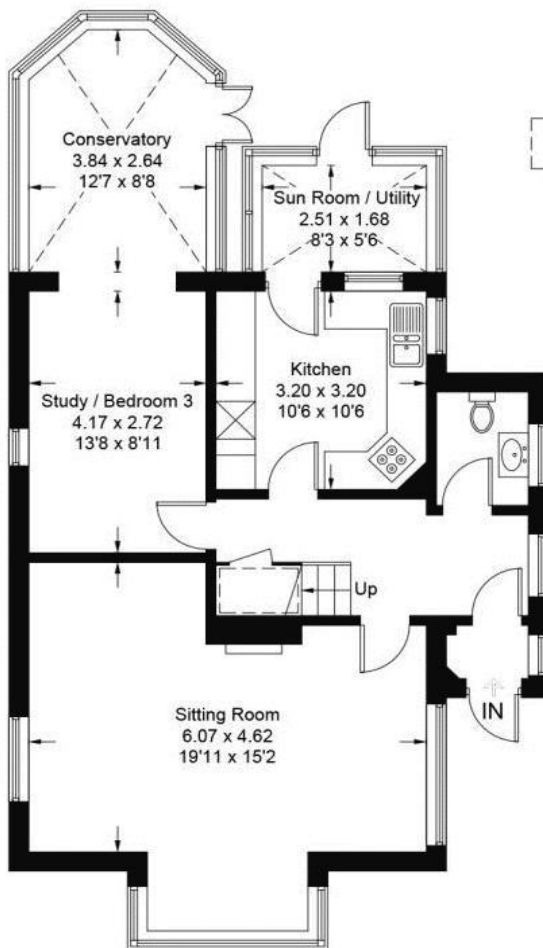
The property is set on a corner plot and landscaped to provide different zones. The to FRONT of the property paved pathway flanked either side by shaped lawn and mature flower and shrub borders with a gate leading to the REAR Mediterranean style which is laid to a combination of patio and pebble areas with raised borders and mature trees and hedging. A rear gate provides access to a brick paved driveway to provide parking in front of the:

GARAGE: 18' 8" x 10' 4" (5.69m x 3.15m)


With pitched roof; electric up and over door; power and light; personal door to side.

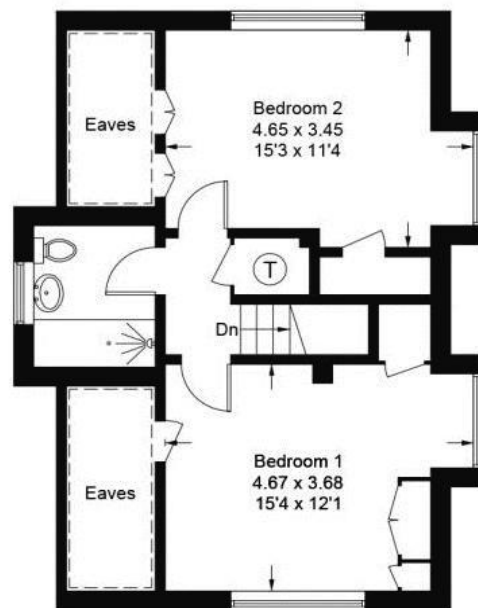


(Not Shown In Actual Location / Orientation)



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
(Including Eaves)

Garage = 17.9 sq m / 193 sq ft

Total = 150.1 sq m / 1616 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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.