



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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

£335,000 Freehold

**26 Glynde Crescent
 Felpham, Bognor Regis, PO22 8HT**

www.maysagents.co.uk



Are you looking for an opportunity to imprint your own personality on a property? An opportunity to improve on a solid base where cosmetic modifications will go a long way to creating your 'dream home', then this **SEMI-DETACHED HOUSE** might well fit the bill. In need of modernisation, the property offers well proportioned accommodation and a **south facing rear garden**. There is **gas fired central heating plus uPVC framed double glazing** as well as a **loft room**. Although one could describe this property as a 'project', the size and location surely provides the opportunity to create something quite special, and what's more, something that needn't be a compromise. For an appointment to view, contact May's - see for yourself what can be created to suit your individual needs.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

telephone point; radiator; under stairs storage cupboard with meters; door to:

LIVING ROOM: 12' 8" x 10' 10" (3.86m x 3.30m)

radiator; T.V. aerial point; folding doors to:

KITCHEN/DINING ROOM: 17' 0" x 10' 9" (5.18m x 3.27m)

(maximum measurements). radiator; range of floor standing drawer and cupboard units having work top and splash backs above; kitchen island with breakfast bar; breakfast table; Worcester gas fired boiler; space and plumbing for washing machine & dishwasher; further appliance space; inset stainless steel sink with mixer tap; uPVC framed double glazed door to covered carport; sliding double glazed door to:

CONSERVATORY: 12' 0" x 9' 10" (3.65m x 2.99m)

of uPVC framed double glazed construction with sliding door to garden.

F.F. LANDING:

trap hatch to roof space.

BATHROOM:

fully tiled with walk in shower cubicle; W.C. inset in concealed cistern with wash basin and twin cabinet beneath.

BEDROOM 1: 11' 3" x 10' 2" (3.43m x 3.10m)

to face of fitted wardrobe; cupboard with slatted shelving; radiator.

BEDROOM 2: 9' 6" x 9' 2" (2.89m x 2.79m)

to face of fitted wardrobes, radiator.

BEDROOM 3/STUDY: 9' 8" x 6' 6" (2.94m x 1.98m)

radiator; staircase leading to:

LOFT ROOM:

power and light; Velux window.

OUTSIDE AND GENERAL

GARDENS:

The **FRONT GARDEN** is of low maintenance design with a deck edged shingle area which abuts the concrete hard standing providing parking and driveway leading to gated car port and garage. The **REAR GARDEN** faces roughly south and is again of low maintenance design with deck area stepping down to shingles which lead to a raised rock garden.

GARAGE: 17' 5" x 8' 10" (5.30m x 2.69m)

with electric up and over door; power and light.



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.