

For a traditional, personal and professional service

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



9 Southdean Drive
Middleton on Sea, Bognor Regis,
PO22 7TA

£465,000 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

'Ready to move into' - a much used estate agency phrase, but one that really does apply to this DETACHED BUNGALOW situated on this private residential road amidst property of varied type and design. Located less than 200 yards from the Beach and 400 yards of village facilities, the property has been the subject of modernisation and features both a Bathroom and separate Shower Room, plus an extended Bedroom. Add to this gas fired central heating and uPVC framed double glazing along with the 'clean and tidy' presentation and one can see that the opening statement is appropriate to this property. Although, subject to minor flooding in 2012 various elements of remedial works have been carried out to alleviate future occurrences. To see how accurate this is, why not contact May's for an appointment to view - after all you can't necessarily believe everything an estate agent tells you !!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; telephone point; meter cupboard; ladder style staircase leading to LOFT ROOM housing gas fired boiler.

SHOWER ROOM:

close coupled W.C.; pedestal wash hand basin; corner shower cubicle with sliding glazed screen; ladder style heated towel rail.

INNER HALL:

radiator; airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving.

KITCHEN: 10' 8" x 8' 8" (3.25m x 2.64m)

maximum measurements over units; range of floor standing drawer and cupboard units having granite worktop above; tiled splash backs and matching wall mounted cabinets over; integrated washing machine; electric oven with four burner hob with filter hood over; stainless steel sink & mixer tap; integrated fridge and freezer; uPVC framed double glazed door to rear garden.

LIVING ROOM: 22' 2" x 14' 3" (6.75m x 4.34m)

maximum measurements. Triple aspect room West, South & East; gas fire with Stone surround and timber mantle; T.V. aerial point; two radiators; door to:

CONSERVATORY: 12' 8" x 7' 7" (3.86m x 2.31m)

of uPVC framed construction on brick plinth; radiator; double glazed door to garden.

BEDROOM 1: 15' 5" x 11' 6" (4.70m x 3.50m)

narrowing to face of fitted wardrobes. Triple aspect room North, East and south; radiator; telephone point; double glazed door to garden.

BEDROOM 2: 15' 5" x 8' 7" (4.70m x 2.61m)

the former narrowing to face of fitted wardrobes; radiator.

BATHROOM:

fully tiled with matching suit comprising of close coupled W.C.; pedestal wash hand basin; panelled bath; radiator.

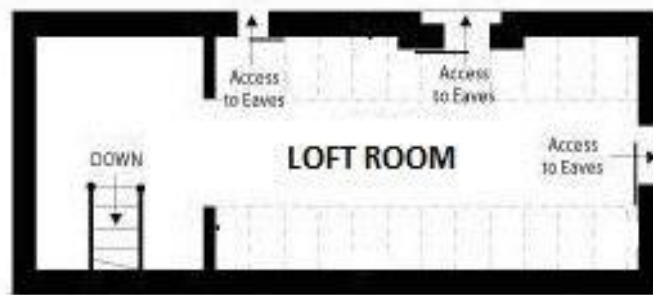
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN has a depth of 50ft from the conservatory and a width of some 52ft or thereabouts. The garden is a particular feature of the property with mature flower and shrub borders along with various 'exotics' edging the shaped lawn, a patio which adjoins the property. Access provided via the side to the FRONT GARDEN which has been laid to shingle to provide:

OFF-STREET PARKING:

for a number of vehicles.

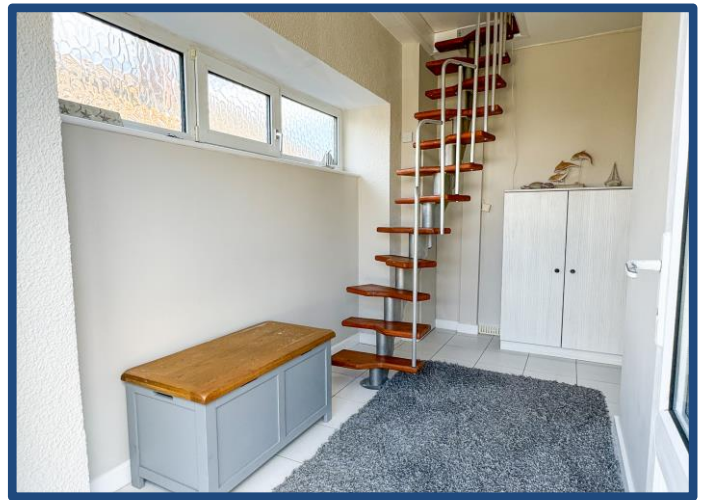


FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1280 SQ FT 118.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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.