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



Brandon Cottage 13 Bereweke Rd

Felpham, Bognor Regis,

PO22 7EG

£650,000 Freehold

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If the period of occupancy is an indicator of enjoyment of a property then a residency of some 20 years must be "up there" with the best !! This **INDIVIDUAL DETACHED FAMILY HOME** has just such a pedigree, bought some 20 years ago by the present owners and comprehensively modernised over recent years to provide all the features and modern conveniences in the shell of a classically styled 1920's home. **Re-roofing, replacement Kitchen units plus Breakfast Room extension and en-suite Shower Room** are just a few of the improvements carried out. Add these to the convenience of the village location, the size of the plot (approx 1/5th acre), the proximity of the beach and this surely must be worth an internal inspection to see how the owners have combined the features.

From a facilities point of view, the area is served by the village centre of Felpham, some 1/4 of a mile away, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. Telephone **May's** for an appointment to view, this agent thinks it will be well worth your while !.

ENTRANCE HALL: 12' 8" x 8' 3" (3.86m x 2.51m)
incorporating staircase; radiator; Composite door; under stairs storage cupboard with meters and hanging space; further storage cupboard with shoe rack; door to:

SITTING ROOM: 22' 6" x 13' 9" (6.85m x 4.19m)
with central feature recessed fire place currently housing wood burning stove with slate hearth; radiator; wall light points; aluminium framed sliding door to garden; further door to:

DINING ROOM: 13' 6" x 12' 9" (4.11m x 3.88m)
radiator; feature fire place surround; door to:

INNER LOBBY:
door to garden; door to:

CLOAKROOM:
close coupled W.C.; wash hand basin; tiled floor; radiator.

KITCHEN: 15' 9" x 8' 7" (4.80m x 2.61m)
(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged work top, tiled upstand and wall mounted cabinets over; inset polycarbonate sink; space and plumbing for washing machine and dishwasher; further fridge/freezer space; Belling duel fuel range with cooker hood over; cupboard housing gas fired boiler and water softener; radiator; archway opening to:

BREAKFAST/GARDEN ROOM: 9' 0" x 8' 6" (2.74m x 2.59m)

a dual aspect room with radiator plus uPVC framed double glazed double doors to garden.

F.F. LANDING:
with trap hatch to roof space with loft ladder and light; airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving.

MASTER SUITE:
Comprising:

BEDROOM: 12' 10" x 10' 0" (3.91m x 3.05m)
A double aspect room south and east with range of wardrobe and storage cupboards; radiator; opening and door to: EN-SUITE SHOWER: panelled and glazed shower cubicle with independent mixer; close coupled W.C. with concealed cistern; wash basin inset in vanity unit with drawers and cupboards beneath; heated towel rail; extractor fan.

BEDROOM 2; 12' 0" x 9' 6" (3.65m x 2.89m)
another double aspect room north and west; radiator.

BEDROOM 3: 11' 0" x 9' 6" (3.35m x 2.89m)
narrowing to 6'x 6'. An 'L' shaped room; radiator.

BATHROOM/W.C.: 9' 9" x 6' 0" (2.97m x 1.83m)
matching white suite comprising panelled bath having mixer tap and independent shower unit plus glazed screen and tiled surround; range of bathroom furniture incorporating close coupled W.C. with concealed cistern; wash hand basin inset in vanity unit with drawers and cupboards beneath; heated towel rail; extractor fan.

Cont.....

OUTSIDE AND GENERAL

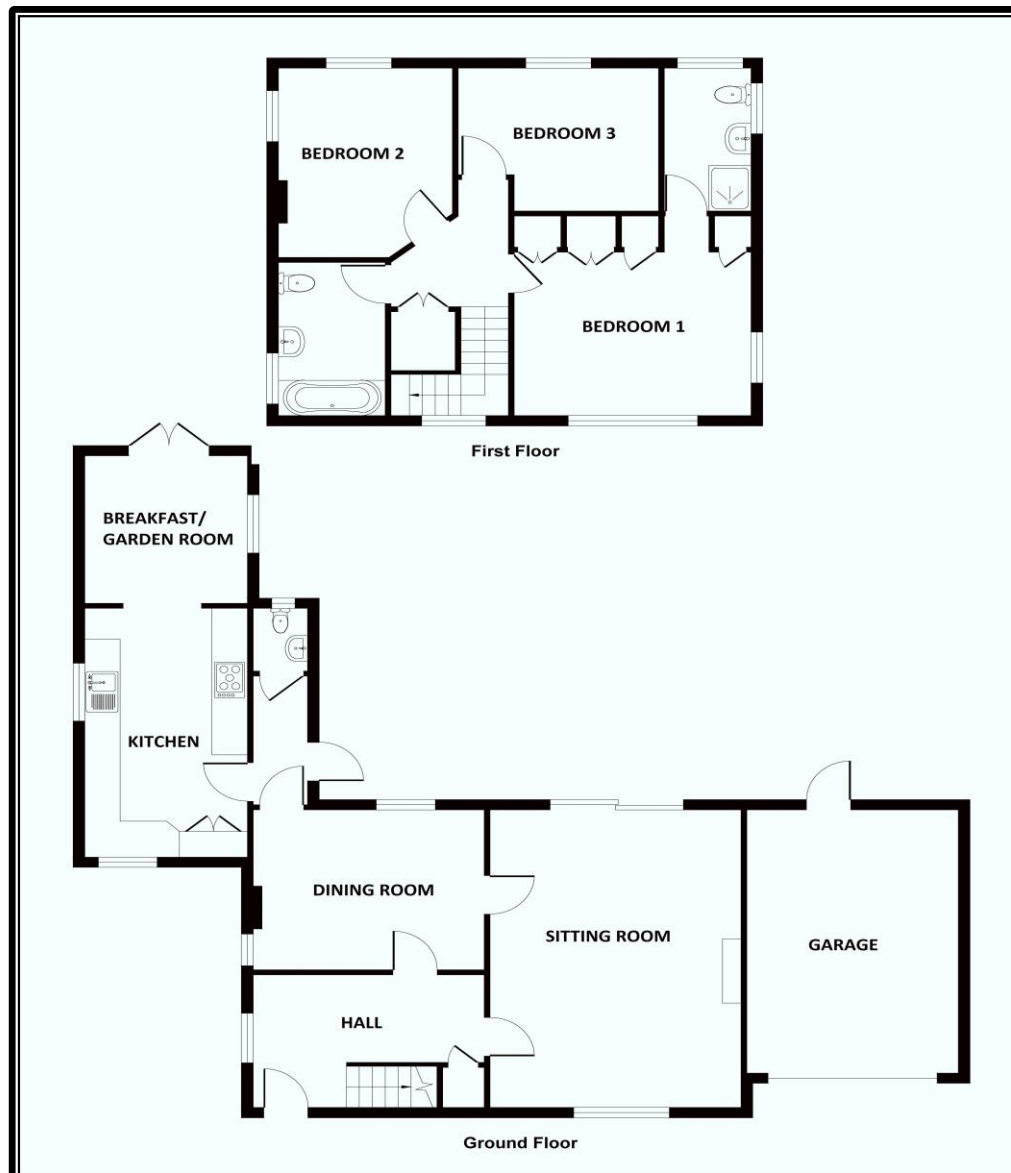
ATTACHED GARAGE: 17' 2" x 12' 0" (5.23m x 3.65m)

with metal up and over door, power and light, plus personal door to rear.

GARDENS:

The Rear Garden is a particular feature of the property having a maximum depth extending to 135ft and a width of approximately 65ft or thereabouts (scaled from Ordnance Survey). The area is laid principally to shaped lawn with stone crazy paved patio; inset flower and shrub borders enclosed by lapped timber fencing and mature shrub hedging. To the rear of the garden is a concealed ALLOTMENT AREA for vegetables or soft fruits. TIMBER GARDEN STORE, ALUMINIUM FRAMED GREENHOUSE, LOG STORE. The FRONT GARDEN is again laid to lawn with dwarf brick wall and shrub border to front boundary.

Directions: From May's village centre office turn left into Vicarage Lane and then right into Blakes Road. From here take the first left into Bereweke Road where the property is on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.