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



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£315,000 Freehold

**11 Sanctuary Gardens
 Felpham, Bognor Regis, PO22 8FF**

www.maysagents.co.uk



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The Blakes Mead estate has matured over the years, with the varied range of property appealing to a wide cross section of the public. This particular property, a **3 BEDROOM MID~TERRACE HOUSE** would be suitable either for the first time buyer, investor or even the down sizer. Offered for sale with the benefit of on-site driveway and garage, the property is conveniently located close to the villages of Felpham and Middleton-on-Sea, both blessed with a variety of local shops and the former with schools, Leisure Centre, Swimming Pool and Golf Club. Bognor Regis lies some 3.5 miles to the west with the main line railway station and a more comprehensive array of shops. So if this appeals to you, why not telephone **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

radiator; telephone point.

SEPARATE W.C.:

low level W.C.; pedestal wash hand basin; extractor fan; radiator.

SITTING ROOM: 14' 0" x 12' 0" (4.26m x 3.65m)

T.V. aerial point; telephone point; under stairs cupboard; door to:

KITCHEN/DINING ROOM: 15' 0" x 9' 1" (4.57m x 2.77m)

(maximum measurement's over units) range of floor standing drawer and cupboard units; work top; matching upstands; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner gas hob; filter hood; eye level oven; integrated fridge freezer; space and plumbing for washing machine and dishwasher;

gas fired combination boiler; radiator; double glazed double doors to garden.

FIRST FLOOR LANDING:

radiator; trap hatch to roof space.

BEDROOM 1: 12' 0" x 8' 0" (3.65m x 2.44m)

radiator.

BEDROOM 2: 11' 2" x 9' 3" (3.40m x 2.82m)

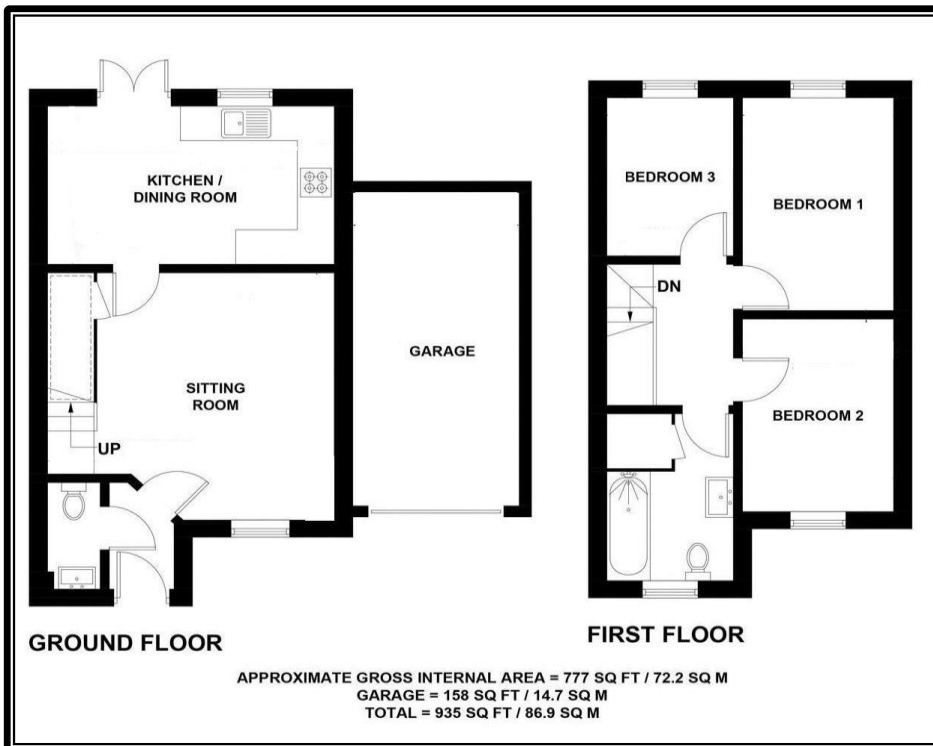
radiator.

BEDROOM 3: 9' 2" x 6' 7" (2.79m x 2.01m)

radiator.

BATHROOM:

matching suite comprising of panelled bath with mixer tap and independent shower; tiled surround; glazed screen; close coupled W.C.; pedestal wash hand basin; shaver point; extractor fan; storage cupboard.



OUTSIDE AND GENERAL

GARDENS:

The rear garden is laid principally to artificial lawn with a decking area and pergola which adjoins the rear or the property; side gate.

To the front there is a driveway leading to:

GARAGE:

with up and over door.

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.