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



59 Kenilworth Road

Bognor Regis,

PO21 5NF

£325,000 Freehold

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Appearances can be deceptive. From the outside, this charming older-style **semi-detached house** blends in with others on the road, but step inside and you'll find it's anything but typical. Over time, the property has been thoughtfully extended and enhanced, now featuring a spacious **dining area, a utility room, and a loft room**. The home also benefits from a **log burner** and a **summer house equipped with electricity and internet connection**. Situated in a residential road with easy access to primary and secondary schools, the property is close to Bognor Sports Club and a nearby convenience store. The south-facing garden, complete with ample storage, adds the finishing touch. So if this piques your interest, contact **May's** to schedule a viewing-you can't always judge a book by its cover!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

alarm system; door to:

LIVING ROOM: 15' 10" x 13' 0" (4.82m x 3.96m)

(maximum measurements) radiator; log burner.

KITCHEN/DINING ROOM:

KITCHEN SECTION: 13'10 X 9'10 (maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; tiled splash backs; inset stainless steel sink; five burner gas hob with filter hood over; electric oven; fire place converted into aquarium; radiator; under stairs storage cupboard housing meters; space for American style fridge/freezer; opening to: DINING SECTION: 12'2 x 9'1, pair of double glazed double doors leading to garden; skylight; radiator; door to:

UTILITY:

part tiled walls; worktop; space and plumbing for automatic washing machine and dishwasher; skylight.

BATHROOM:

fully tiled with matching suite comprising panelled bath with independent shower mixer and folding glazed screen; close coupled W.C.; wash basin inset in vanity unit with cabinet beneath; extractor fan; ladder style heated towel rail.

F.F. LANDING:

trap hatch to loft storage.

BEDROOM 1: 14' 0" x 11' 6" (4.26m x 3.50m)

(maximum measurements) radiator; EN-SUITE: fully tiled with close coupled W.C.; wash basin inset in vanity unit with cabinet beneath; shower cubicle with sliding glazed screen; extractor fan; ladder style heated towel rail.

BEDROOM 2: 11' 0" x 9' 7" (3.35m x 2.92m)

(maximum measurements) feature fire place (not tested); radiator.

BEDROOM 3: 11' 0" x 6' 0" (3.35m x 1.83m)

radiator.

SEPARATE W.C.:

close coupled W.C. with wash hand basin on cistern; 'Worcester' gas fired boiler.

LOFT ROOM:

SECTION 1: 10'8 x 8'9 (into sloping ceiling) Velux window; eves storage. SECTION 2: 10'7 x 7'7 (into sloping ceiling) Velux window; eves storage.

OUTSIDE AND GENERAL

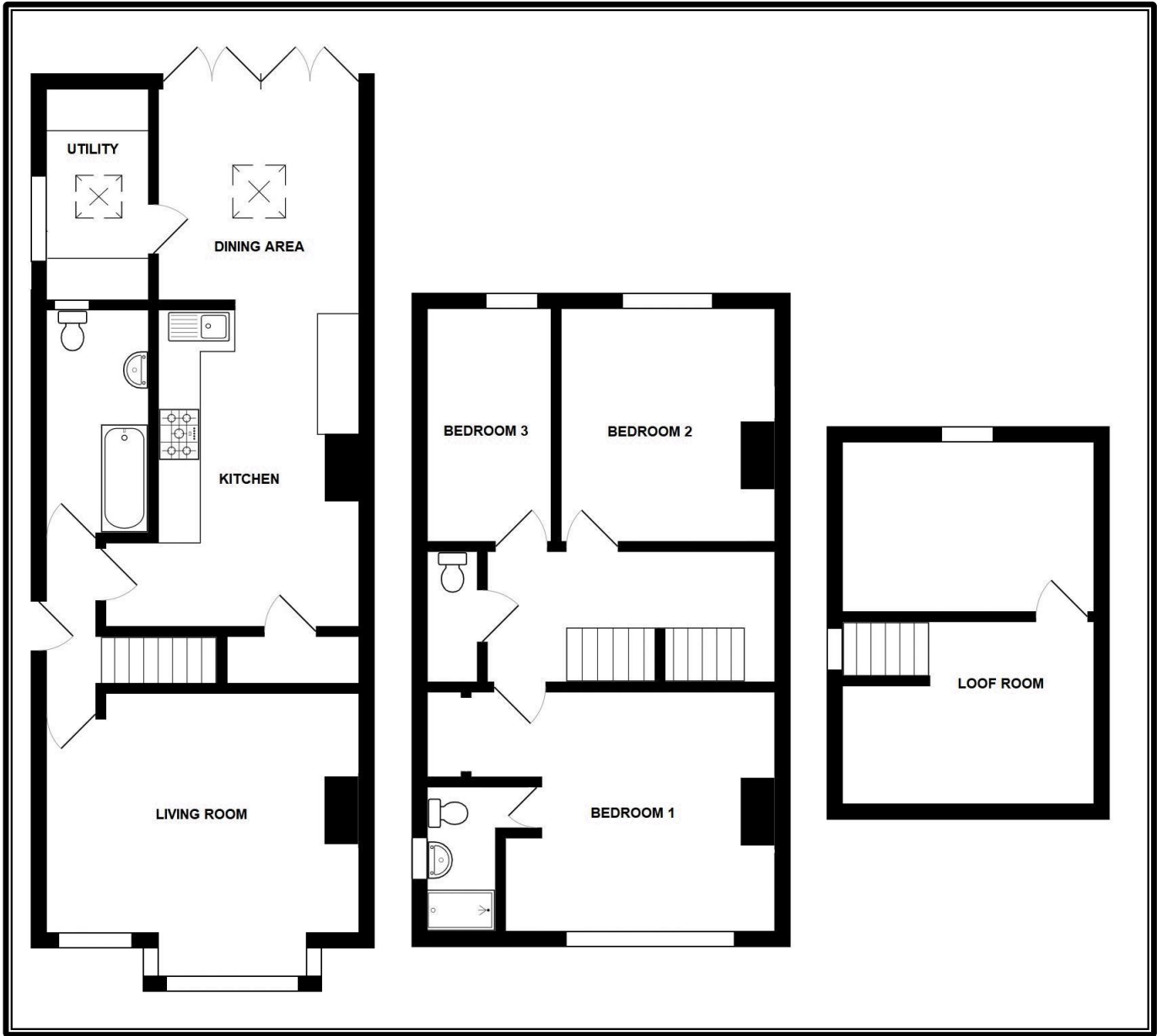
GARDENS:

The REAR GARDEN faces roughly south and has been landscape to provided different zones with artificial turf flanked by well stocked raised beds, and decked area with covered pergola.

SUMMER HOUSE: 7'0 x 11'0: with power and internet connection.

STORAGE SHED: with power.

There is a side gate with pathway leading to the FRONT of the property which has been landscaped to provide parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.