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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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**£325,000 Freehold**

**5 Rife Way**  
**Felpham, Bognor Regis, PO22 7BN**

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Imagine a quiet summer afternoon, the splash of ducks on the water, and you, relaxing on the riverside with a glass of your favourite drink – an idyllic scene, made possible by this **NON-TRADITIONAL CONSTRUCTION DETACHED BUNGALOW**. Located in the heart of Felpham Village, this property sits on a good-sized plot, backing directly onto the river, yet only a short distance from nearby shopping facilities and the beach. The property features a replacement shower room, and while some updates may be desired, the garden is a real highlight and truly needs to be viewed to be appreciated. If you can picture yourself relaxing by the river, why not contact **May's** for an appointment to view – you might even catch a fish or two!

**ACCOMMODATION**

**ENTRANCE PORCH:** 8' 4" x 4' 10" (2.54m x 1.47m)  
door to:

**SITTING ROOM:** 18' 5" x 9' 10" (5.61m x 2.99m)  
radiator; gas fire in surround (not tested); Velux window; double doors to:

**GARDEN ROOM:** 27' 10" x 5' 0" (8.48m x 1.52m)  
(maximum measurements), double glazed double doors to rear garden.

**DINING ROOM:** 9' 0" x 9' 0" (2.74m x 2.74m)  
(maximum measurements), fire place with surround (not working); radiator; opening to:

**KITCHEN:** 16' 1" x 5' 8" (4.90m x 1.73m)  
(maximum measurements over units}, range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; wall mounted boiler; radiator; appliance space.

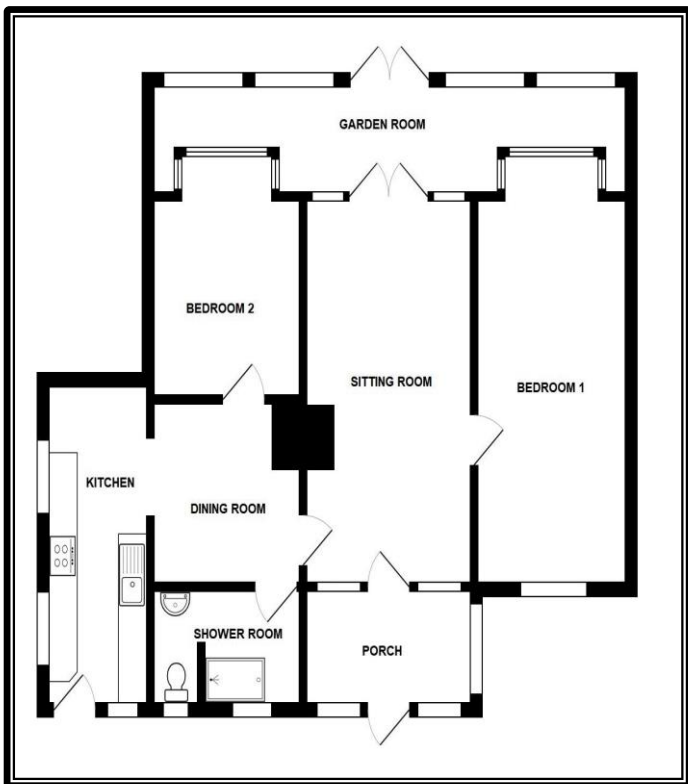
**BEDROOM 1:** 20' 0" x 8' 6" (6.09m x 2.59m)  
(maximum measurements into bay), radiator.

**BEDROOM 2:** 10' 6" x 8' 5" (3.20m x 2.56m)  
(maximum measurements into bay), radiator.

**BATHROOM:**  
fully tiled with matching suite comprising of low level W.C; pedestal wash hand basin; shower with glazed screen; radiator.

**OUTSIDE AND GENERAL**

**GARDENS:**  
The REAR GARDEN faces roughly west and is a feature of the property with shaped lawn; patio and pathways which lead to the river; outbuilding; well stock borders containing mature flowers and shrubs. A central feature pond with a variety of trees provides an 'exotic' setting. A pathway provides access to the **FRONT GARDEN** which again features mature flower and shrub borders with shaped lawn and driveway parking.



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.