



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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£345,000 Freehold

**22 Uppark Way
 Felpham, Bognor Regis, PO22 6QQ**

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"Living on the edge" is a phrase that evokes images of heroics, acts of daring, and "sailing close to the wind", but in the case of this **DETACHED BUNGALOW** it means literally on the edge of the estate !! The location provides an open outlook from the front of property, ready access to worms wood and the feeling of being 'well detached'. The property boasts a 17' 6" x 16' 0" Living Room/ Dining Room as well as a uPVC framed summer house, whilst for the enthusiastic hobbyist or gardener there is a large shed adjoining the Garage, both with power! So to see for yourself, contact May's.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

trap hatch to roof space; radiator; telephone point; cupboard housing Worcester gas fired boiler; airing cupboard housing lagged hot water cylinder with slatted shelving; further shelved store cupboard; door to:

KITCHEN: 11' 2" x 7' 2" (3.40m x 2.18m)

(maximum measurements over units) range of floor standing drawer and cupboard units; roll edge worktop; matching upstands; wall mounted cabinets over; eye level oven; electric hot; stainless steel sink; fitted washing machine; space for fridge freezer.

LIVING/DINING ROOM: 17' 6" x 16' 0" (5.33m x 4.87m)
(Maximum measurements). Two radiators; T.V. aerial point; dual aspect room; double glazed sliding doors to garden.

BEDROOM 1: 13' 0" x 9' 4" (3.96m x 2.84m)
plus door recess; fitted double wardrobe; radiator.

BEDROOM 2: 11' 7" x 8' 10" (3.53m x 2.69m)
narrowing to face of fitted wardrobe; radiator.

BATHROOM:

fully tiled with matching suite comprising of close coupled W.C.; pedestal wash hand basin; panelled bath with mixer tap and shower attachment; radiator.

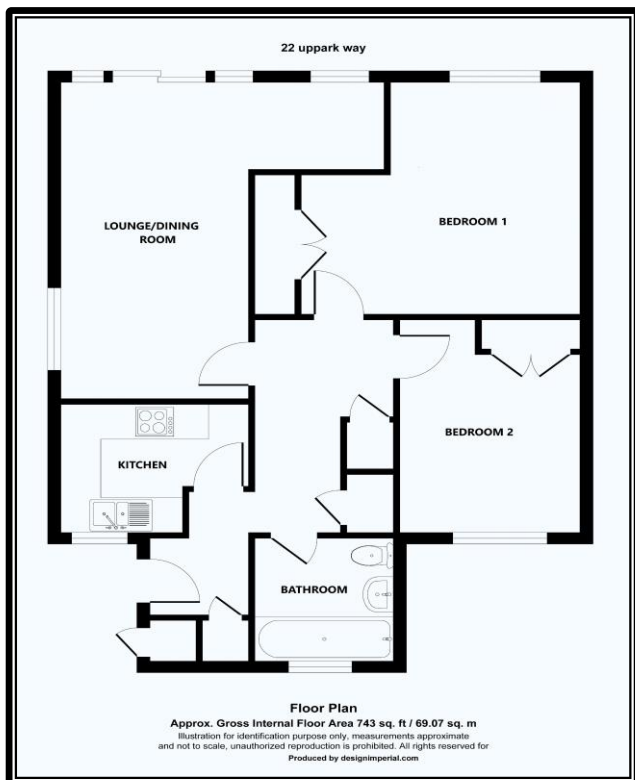
OUTSIDE AND GENERAL

GARDENS:

The **FRONT GARDEN** is laid to lawn with side gate to the **REAR GARDEN** which faces roughly east and is laid principally to lawn with shrub borders; uPVC framed double glazed summer house; large garden store 13'0 x 8'0 with power and light, side gate leading to:

GARAGE:

with metal up and over door; personal uPVC framed door to rear garden.



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.