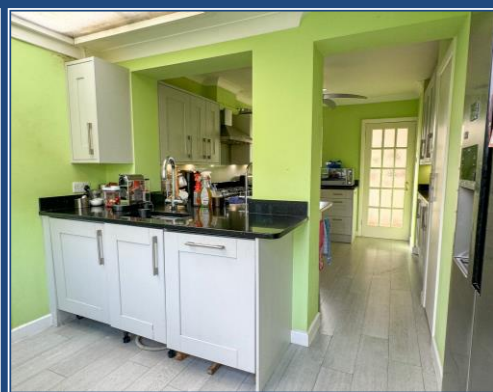




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£450,000 Freehold

9 Lindsey Court
Felpham, Bognor Regis, PO22 8JQ

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
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If you are looking for a property that has spacious accommodation and plenty of off-street parking, this **EXTENDED DETACHED BUNGALOW** might just be for you. The property has undergone significant changes since being built. including replacement Kitchen, updated gas fired central heating, uPVC framed Double Glazing, plus 3 double bedrooms, 2 with en-suite wet rooms. Situated on a corner plot, north of Felpham Village, the bungalow lies within 400 yards of Bognor Regis Golf Club, whilst the village centre and Beach are within approximately 1/2 a mile away. For an opportunity to view this individually modified property, contact **May's**.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

airing cupboard housing hot water cylinder; further shelved linen cupboard; trap hatch to roof space; radiator; telephone point.

KITCHEN/UTILITY: 10' 10" x 10' 0" (3.30m x 3.05m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop; matching upstand with wall mounted cabinets over; inset stainless steel sink; food waste disposal; range style cooker with filter hood over; shelved larder. UTILITY AREA (9'0 x 6'4) worktop with matching upstands; inset stainless steel sink; boiling water tap; integrated dishwasher; space for American style fridge freezer; radiator; door to:

GARDEN ROOM: 15' 0" x 7' 3" (4.57m x 2.21m)

radiator; uPVC double glazed door to garden; door to garage.

LIVING ROOM: 18' 0" x 13' 4" (5.48m x 4.06m)

radiator; double glazed sliding door to garden; door to:

BEDROOM 1: 13' 9" x 13' 0" (4.19m x 3.96m)

radiator; double glazed door to garden. EN-SUITE WET ROOM: fully tiled with close coupled W.C.; wash hand basin; electric shower; ladder style heated towel rail; extractor fan.

2ND LIVING ROOM: 23' 3" x 9' 10" (7.08m x 2.99m)

two radiators; double glazed double doors to:

CONSERVATORY: 13' 5" x 10' 9" (4.09m x 3.27m)

(of irregular shape with maximum measurements) double glazed double doors to garden.

BEDROOM 2: 13' 9" x 13' 5" (4.19m x 4.09m)

double glazed door to garden; radiator; door to: EN-SUITE WET ROOM: fully tiled; close coupled W.C.; pedestal wash hand basin; electric shower; ladder style heated towel rail; extractor fan.

BEDROOM 3: 12' 0" x 9' 0" (3.65m x 2.74m)

radiator.

BATHROOM:

fully tiled; close couple W.C.; pedestal wash hand basin; corner bath with mixer tap and hand held shower attachment; corner shower cubical with electric shower; ladder style heated towel rail.

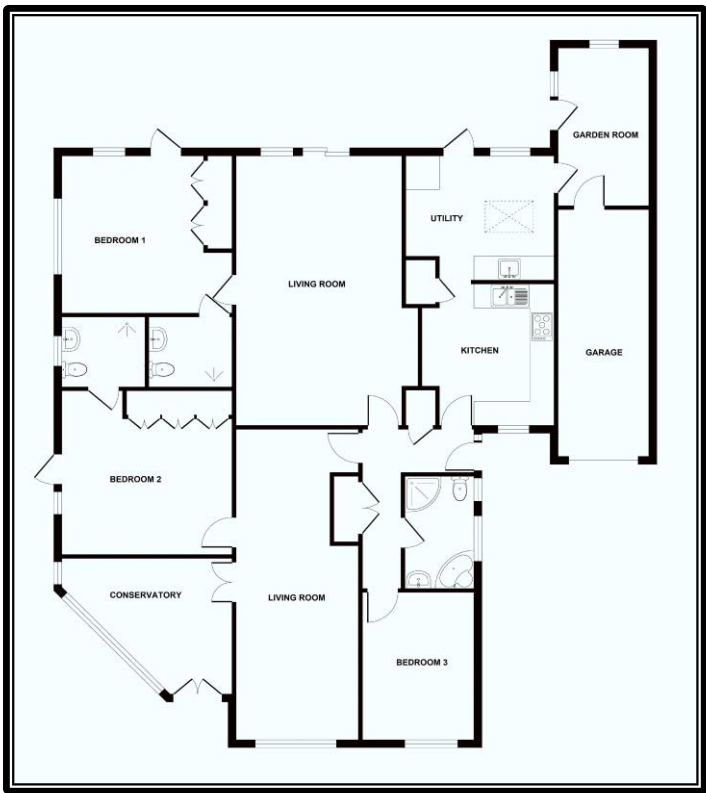
OUTSIDE AND GENERAL

GARDENS:

The property is set on a corner plot with surrounding REAR gardens, north, south & west aspects. The garden has been laid principally to lawn with mature hedges and trees, green house; side access to the FRONT which has been tarmacked to provide parking for a number of vehicles.

GARAGE: 17' 5" x 7' 6" (5.30m x 2.28m)

metal up and over door; power and light; meters; wall mounted gas fired boiler; plumbing for automatic washing machine.



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.