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



28 New Barn Lane
Felpham, Bognor Regis,
PO22 8LN

£525,000 Freehold

www.maysagents.co.uk



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Estate Agents have often been accused of 'gilding the lily', or perhaps over-exaggerating the quality of presentation of a property. However, there is no shirking the truth with this **OLDER STYLE DETACHED HOUSE**- a more accurate description might well use terms such as 'in need of modernisation' or perhaps 'some refurbishment', either of which provides a truthful indication of the presentation. Certainly not for the faint-hearted, but a genuine opportunity for someone to get their teeth into. A real 'blank canvas', a 'DIY' dream, a 'doer-upper' or any other cliché you can think of ! However, it's not all bad news for there is something unique about this property and about the Rundle Estate - the slightly random arrangements of roads, the variety of property types and sizes but most of all it is the atmosphere. Hard to define, but unique in its own way. Offered for sale **with uPVC double glazing and gas fired central heating**, the potential is only limited by ones imagination! If this description tempts you why not contact **May's** for an appointment to view.

ENTRANCE PORCH:

With uPVC framed double glazed door and quarry tiled floor; further part glazed door to:

ENTRANCE HALL:

Double radiator; understairs storage/meter cupboard; door to:

STUDY: 11' 6" x 9' 0" (3.50m x 2.74m)

Double radiator.

LIVING ROOM: 19' 6" x 11' 6" (5.94m x 3.50m)

With central fireplace having brick surround and fitted log burning stove (with back boiler augmenting the central heating system); 2 double radiators; glazed doors to:

GARDEN ROOM: 9' 3" x 8' 4" (2.82m x 2.54m)

Double radiator; uPVC framed double glazed sliding door to patio and garden; door to Garage.

INNER LOBBY:

With staircase to first floor and door to:

UTILITY ROOM: 7' 6" x 4' 6" (2.28m x 1.37m)

(max meas over units). Floor standing cupboard units with worktop above having inset sink and drainer; space and plumbing for washing machine plus space for tumble drier; radiator; uPVC framed double glazed door to side; door to:

SEPARATE W.C.:

Low level W.C. with concealed cistern; radiator.

KITCHEN: 11' 6" x 10' 2" (3.50m x 3.10m)

(max meas over units). Range of floor standing timber faced drawer and cupboard units having

wooden worktop, tiled splash backs and wall mounted cabinets above; inset sinks; space and plumbing for dish washer; further appliance space; integrated electric oven; 4 burner gas hob with cooker hood over; radiator; cupboard housing gas fired boiler; under unit lighting; glass fronted display cabinet.

LANDING:

Range of fitted shelving plus two storage ottomans; access to eaves space;.

BEDROOM 1: 11' 3" x 10' 0" (3.43m x 3.05m)

Radiator; uPVC framed double glazed door to BALCONY; Double fitted wardrobe cupboard with mirror doors concealing access to:

EN-SUITE SHOWER/W.C.:

With matching suite comprising fully tiled corner shower cubicle with independent mixer and glazed pivot door; low level W.C.' bidet; and wash basin in vanity unit; radiator.

BEDROOM 2: 13' 0" x 10' 3" (3.96m x 3.12m)

the former narrowing to 9'10. Built in wardrobe cupboard; fitted shelving; access to eaves; radiator; uPVC framed double glazed door to BALCONY (- please note that there is currently no balcony rail).

BEDROOM 3: 14' 0" x 11' 2" (4.26m x 3.40m)

Access to eaves space; radiator; trap hatch to roof space.

BEDROOM 4: 9' 3" x 6' 9" (2.82m x 2.06m)

plus door recess. Radiator.

Cont.....

BATH/SHOWER ROOM:

Fully tiled and with matching suite of panelled corner bath; pedestal wash basin; low level W.C., bidet and shower cubicle with electric mixer and glazed pivot door; radiator; shaver/light point.

OUTSIDE AND GENERAL

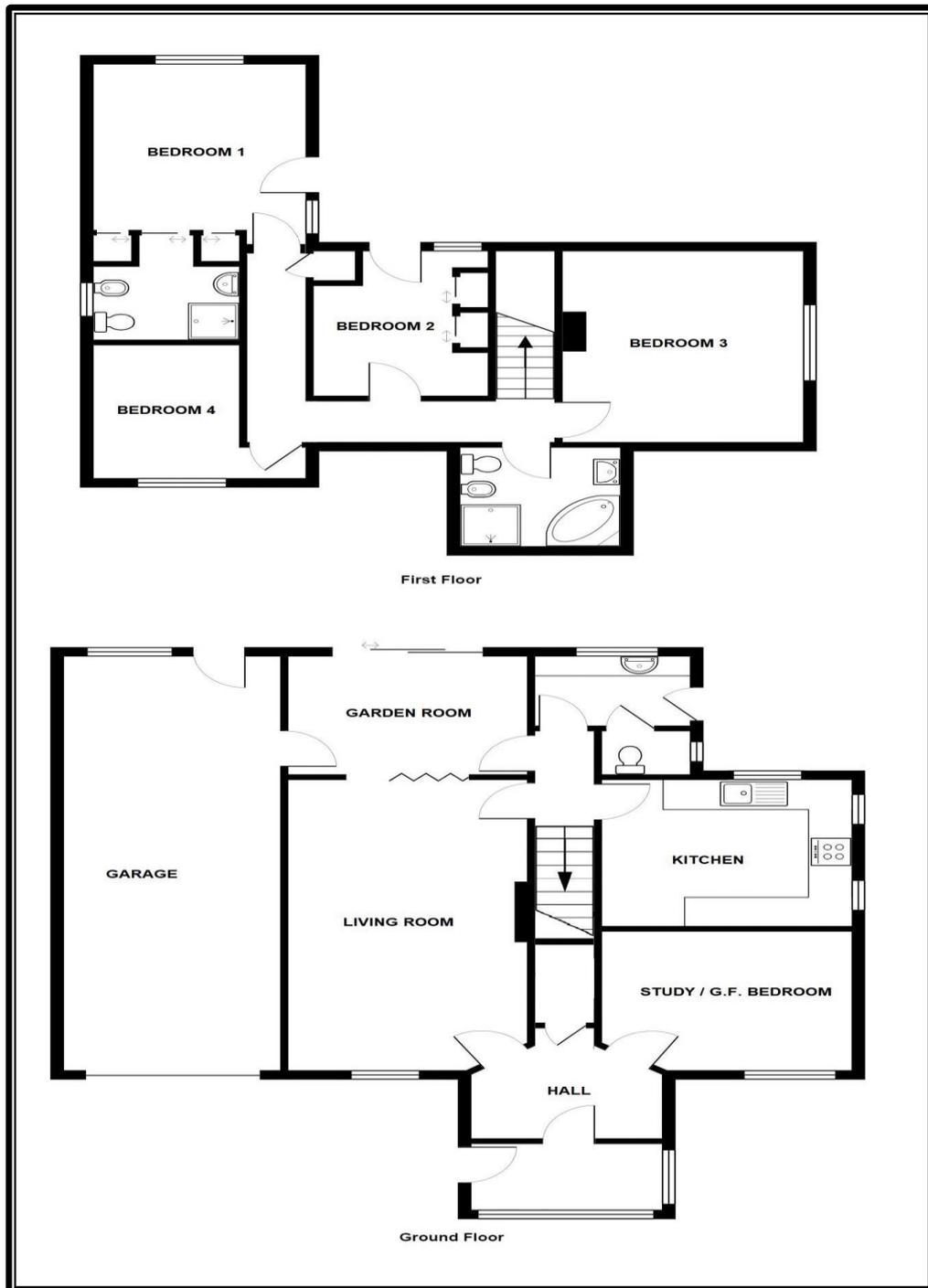
GARAGE/WORKSHOP: 30' 0" x 10' 0" (9.14m x 3.05m)

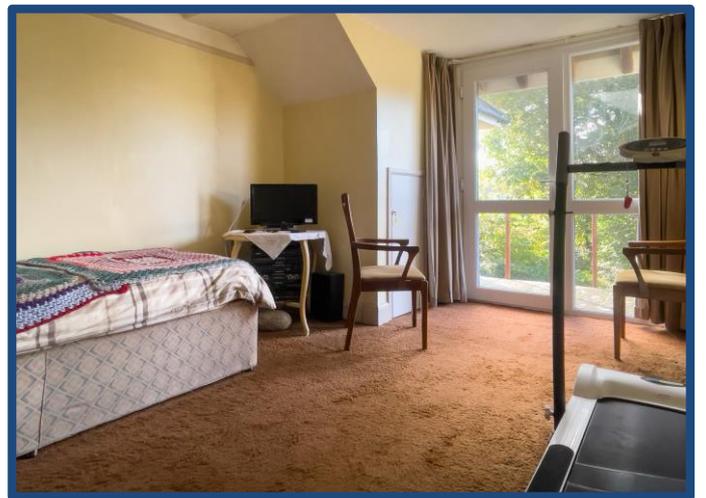
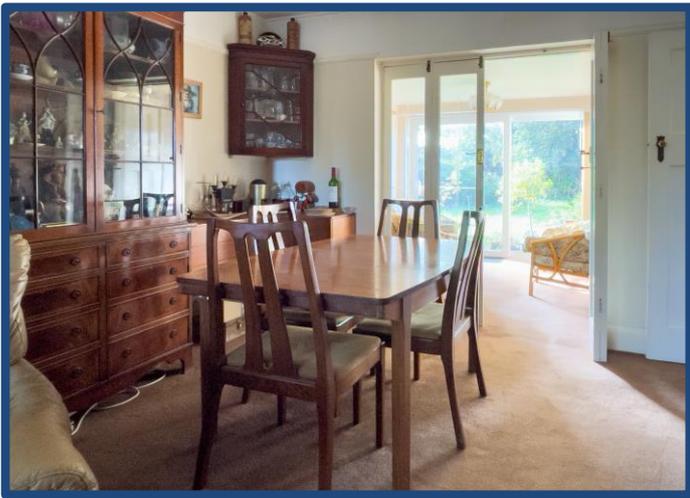
(max meas). With power and light; double side hung wooden doors; personal door to Garden Room.

GARDENS:

The REAR GARDEN faces roughly south and has a depth approaching 85 ft and a width of some 45 ft or thereabouts. The area is laid mainly to lawn with a variety of flower and shrub beds plus significant copper beech tree. A paved patio adjoins the property. **ALUMINIUM FRAMED GREENHOUSE.**

The FRONT GARDEN is laid mainly to driveway and hard-standing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 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.