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



20 Summerhill Drive
Felpham, Bognor Regis,
PO22 6AL

Offers in Excess of £475,000 Freehold

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Located on this increasingly popular private residential estate is this **DETACHED CHALET STYLE PROPERTY**. Improved and extended over the years, the property offers versatile accommodation providing for a variety of occupiers from the family through to those in their later years. Offered for sale with the benefit of gas fired central heating and uPVC framed double glazing the property also boasts a uPVC framed garden room overlooking the **south facing** rear garden. Ample parking to the front allows for the growing family parking issues, whilst the various outbuildings provide the opportunity for bike/paddleboard/tool storage. A rare opportunity to enjoy life on this vibrant private estate - contact **May's** for the essential appointment to view - see for yourself how you could utilise the accommodation.

ACCOMMODATION

ENTRANCE HALL:

uPVC framed double glazed door; radiator; door to:

SITTING ROOM: 15' 5" x 12' 1" (4.70m x 3.68m)
narrowing to face of exposed brick chimney breast; dual aspect room; open fire place.

KITCHEN: 11' 10" x 9' 10" (3.60m x 2.99m)
(maximum measurements over units) range of floor standing drawer and cupboard units having with roll edge work top; matching upstands; inset stainless steel sink; wall mounted gas fired boiler; inset double electric oven; four burner gas hob with filter hood over; space and plumbing for washing machine and dishwasher; further appliance space; integrated fridge; radiator; double glazed door to

BOOT/UTILITY ROOM:

with double glazed door to garden and further door to side access.

DINING/GARDEN ROOM:

DINING SECTION: 10'0 x 9'8 opening to GARDEN ROOM: 9'1 X 8'9 radiator; door to garden.

G.F. BEDROOM 1: 15' 6" x 9' 9" (4.72m x 2.97m)
radiator.

G.F. SHOWER ROOM:

matching suite comprising close coupled W.C.; hand wash basin inset in vanity unit with twin cabinet beneath; shower cubicle; radiator.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 2: 15' 0" x 12' 2" (4.57m x 3.71m)
dual aspect room; radiator; eaves storage.

BEDROOM 3: 15' 0" x 12' 8" (4.57m x 3.86m)
dual aspect room; radiator; eaves storage.

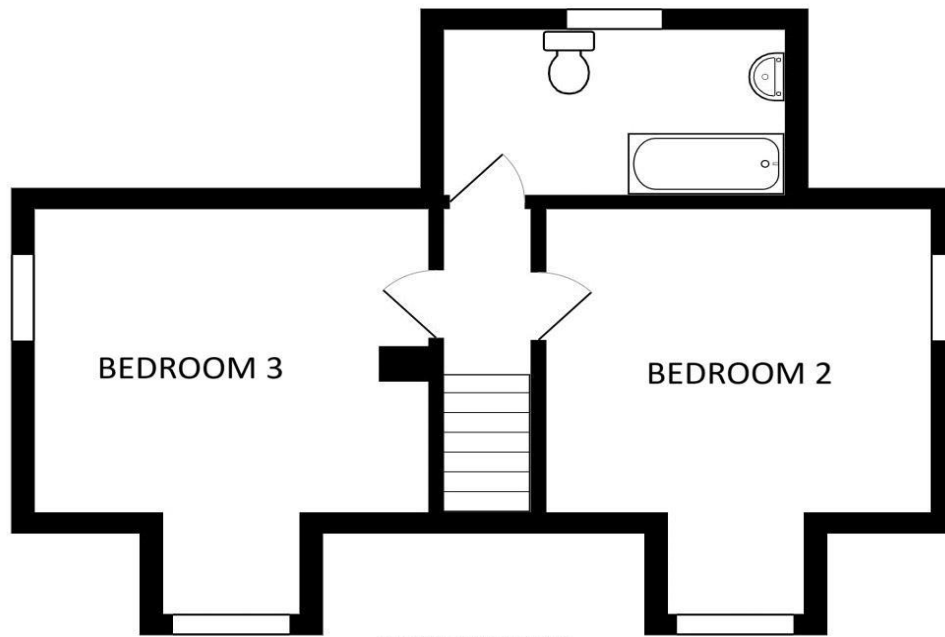
BATHROOM:

with matching suite; close coupled W.C.; pedestal wash hand basin; panelled bath; radiator.

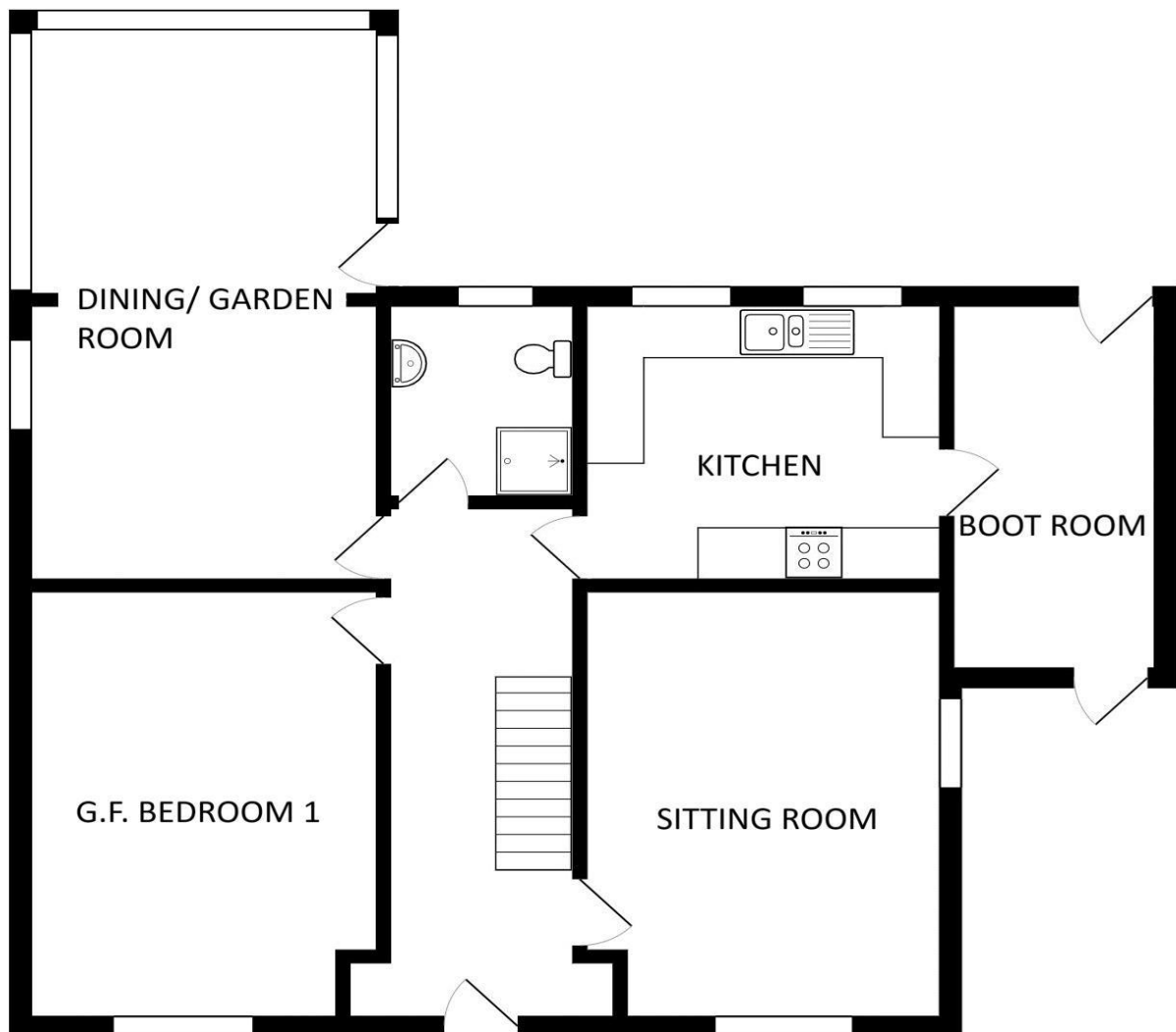
OUTSIDE AND GENERAL

GARDENS:

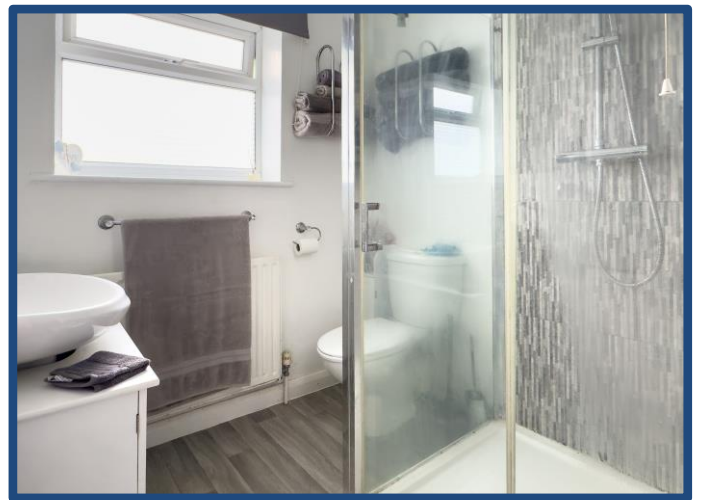
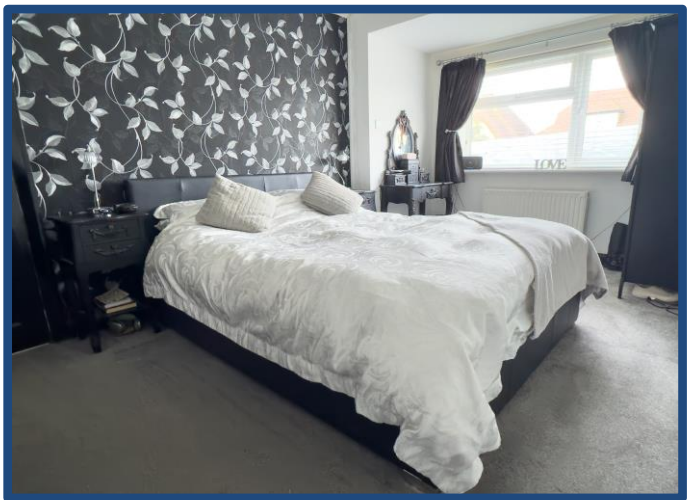
The REAR GARDEN faces south and has been laid principally to lawn with zoned areas comprising raised decking, covered seating area, WORKSHOP; SHED. The FRONT GARDEN has been laid to pebbled driveway providing parking for a number of vehicles.



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.