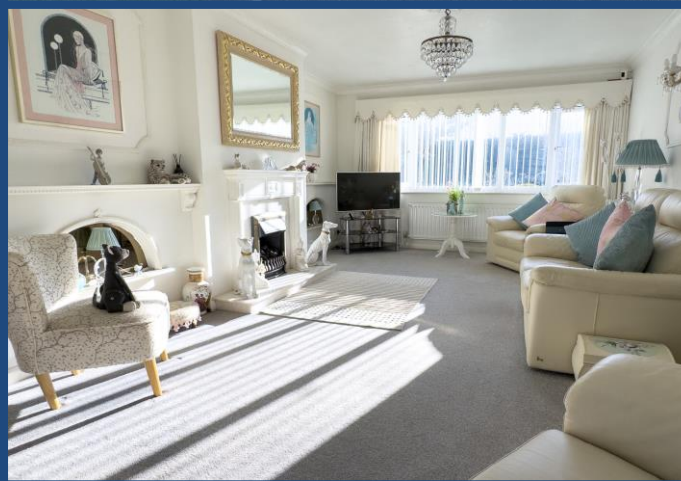


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Just one brief inspection of this **DETACHED CHALET STYLE HOUSE** is sufficient to see that a great deal of thought and affection has gone into the care and presentation of this property. Situated on a private road on the south side of Felpham, the house lies within some 400 metres of the Beach and a similar distance from local shopping facilities at Tesco Express. The village centre is approximately 1/2 a mile away whilst more comprehensive facilities are found in Bognor Regis town centre some 2.5 miles to the west. Offered for sale with the benefit of gas fired central heating and uPVC framed double glazing, the property boasts a 'feature' garden, a matter of pride for the current owner. If all of this sparks your interest contact **May's** for an appointment to view - after all you can't always tell from the outside.

ACCOMMODATION

COVERED VERANDA:

With uPVC framed double glazed door to:

ENTRANCE HALL:

Radiator; understairs storage cupboard; further storage cabinets.

CLOAKROOM:

Fully tiled and with low level suite plus wash hand basin.

G.F. BEDROOM 3: 10' 0" x 7' 6" (3.05m x 2.28m)
Radiator.

KITCHEN: 10' 3" x 8' 10" (3.12m x 2.69m)
(maximum measurements over units). Floor standing drawer and cupboard units with roll edged worktop, tiled walls and wall mounted cabinets over; inset porcelain sink; space for washing machine, tumble drier, oven and fridge freezer; cooker hood; door to side; cupboard housing Vaillant gas fired boiler.

DINING ROOM: 9' 0" x 6' 10" (2.74m x 2.08m)
Radiator; door to:

LOUNGE: 19' 8" x 11' 0" (5.99m x 3.35m)
A double aspect room, with central feature fireplace surround with fitted living flame gas fire; arched display alcoves; 2 radiators; wall light points; TV aerial point.

LANDING:

Trap hatch to roof space; airing cupboard.

BEDROOM 1: 16' 6" x 11' 6" (5.03m x 3.50m)

(maximum measurements). Range of fitted furniture incorporating wardrobes and overhead storage; radiator; double aspect.

BEDROOM 2: 16' 6" x 10' 3" (5.03m x 3.12m)

(maximum measurements). Range of fitted furniture incorporating wardrobes and overhead storage; radiator; double aspect.

SHOWER ROOM/W.C.:

Fully tiled with glazed corner cubicle having independent mixer; low level W.C. with concealed cistern; wash basin inset in vanity unit with twin cabinets beneath; radiator.

GARDENS:

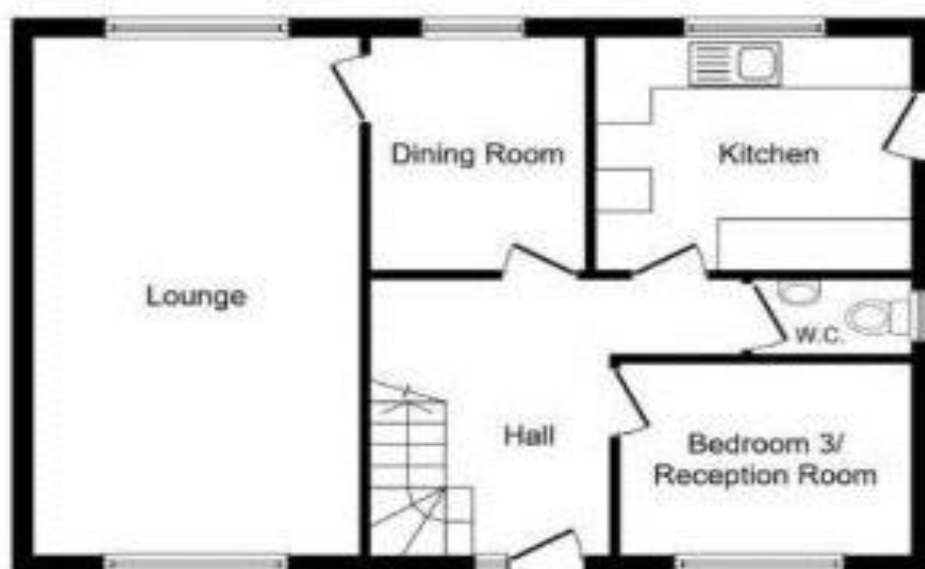
The gardens are a feature of the property, with the rear extending to a depth of some 40 ft and a width of 50 ft or thereabouts. This area is laid to a combination of shaped lawn, paved paths and patio, plus brick edged flower, rose and shrub beds whilst a wishing well and rockery complete the picture. To one corner sits a TIMBER SUMMER HOUSE, and to the other there is an ALUMINIUM FRAMED GREENHOUSE. Closer to the property is a BRICK BUILT STORE (9'0 x 8'0). The FRONT GARDEN is again laid to lawn with rose, flower and shrub beds, enclosed to the front by dwarf brick wall. A concrete driveway leads to:

GARAGE: 18' 0" x 8' 0" (5.48m x 2.44m)

With up and over door; power and light; personal door to rear.



First Floor



Ground Floor

