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



**6 Old School Mews Felpham Road**  
**Felpham, Bognor Regis,**  
**PO22 7PT**

**£270,000 Freehold**

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For many a property in the village centre of Felpham is their ultimate aim. The convenience of the local shopping facilities, the proximity of the beach, the Church, Post Office and even the Leisure Centre form attractions that all contribute to the popularity of the Village. This **END TERRACE COTTAGE** is one such property. Sited in the midst of this unique age restricted development, surrounding a courtyard entrance and built in a traditional way, the house has the charm of a former era but all of the convenience of modern times. **Recently renovated**, this one of those rare properties where you really can just set your furniture down and start living. Features include brand **new Gas Fired Combination Boiler, replacement ground floor cloakroom, replacement kitchen, Bathroom** - and the list goes on! Please note that this is a development for those of retirement age, although only one partner needs to be of the qualifying age group, understood to be 55 years.

## ACCOMMODATION

### ENTRANCE HALL:

Radiator; understairs storage cupboard; hard flooring that continues throughout the ground floor.

### CLOAKROOM:

Close coupled W.C.; wash basin; part tiled walls.

### LIVING ROOM: 17' 10" x 11' 0" (5.43m x 3.35m)

A double aspect room, south and north with two high output radiators.

### DINING ROOM/BEDROOM 3: 9' 9" x 9' 3" (2.97m x 2.82m)

Radiator.

### KITCHEN: 9' 9" x 8' 3" (2.97m x 2.51m)

(over units). With range of units incorporating ceramic sink inset in worktop with floor standing drawer and cupboards beneath; matching wall mounted cabinets above; integrated electric oven with 4 burner electric hob above and cooker hood over; integrated fridge; space and plumbing for washing machine/ dishwasher; tiled splash backs; gas fired boiler providing central heating and domestic hot water; breakfast bar.

### GALLERIED LANDING:

Approached via "dog-legged" staircase; matching store cupboards; trap hatch to roof space.

### BEDROOM 1: 18' 0" x 11' 3" (5.48m x 3.43m)

into sloping ceiling. Double aspect, south and north; 2 radiators.

### BEDROOM 2: 11' 0" x 9' 0" (3.35m x 2.74m)

into sloping ceilings. Radiator.

### BATHROOM/W.C.:

Matching suite of Panelled bath with mixer tap and independent shower controls; wash basin inset in vanity unit with twin cabinets beneath; close coupled W.C.; part tiled walls; ladder style heated towel rail.

## OUTSIDE AND GENERAL

### GROUNDS:

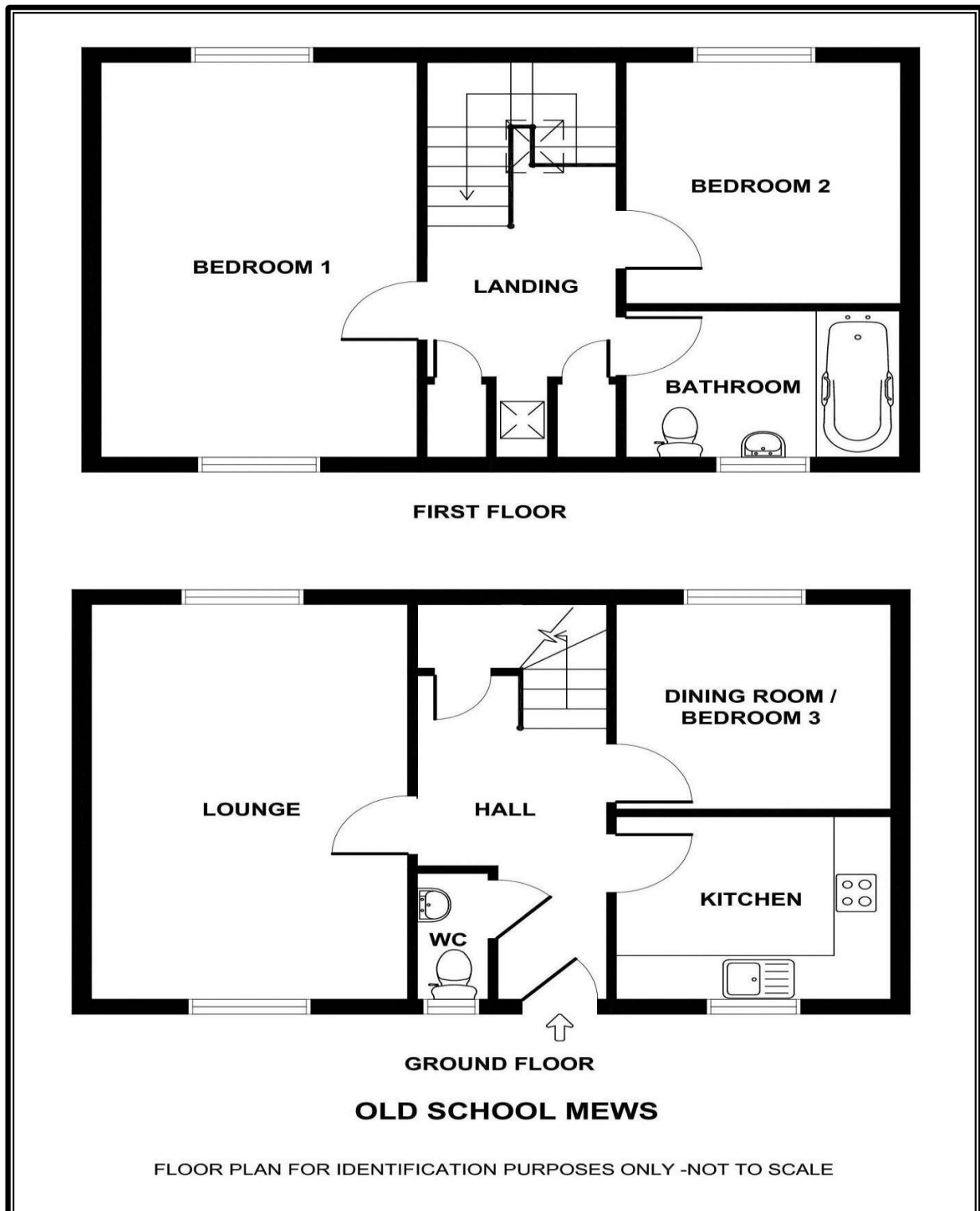
The development surrounds a courtyard style entrance with **ALLOCATED PRIVATE PARKING SPACES**. The buildings in turn are bordered by landscaped areas, laid to lawn with flower and shrub beds, once again with areas individually allocated to each owner.

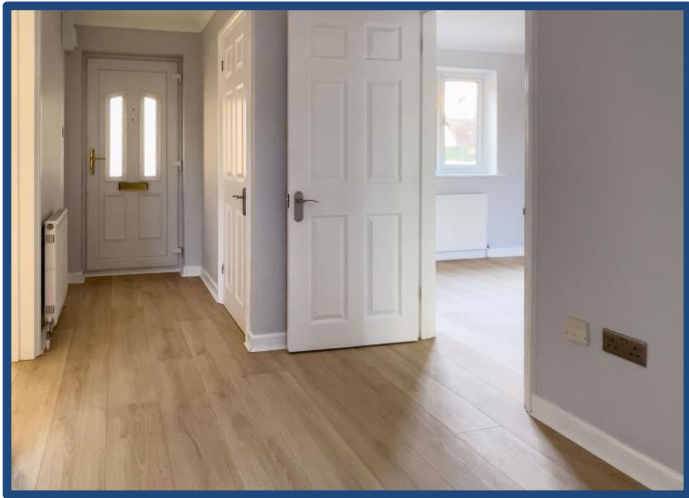
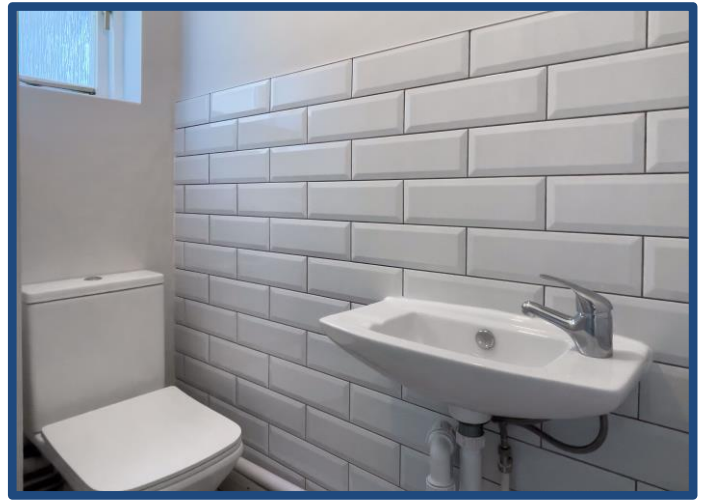
## ALLOCATED PRIVATE PARKING SPACES

### MANAGEMENT:

It is understood that the management of the communal parts is undertaken by the resident's Management Company, made up of each of the owners. There is an annual contribution which currently stands at £230.00 p.a. for the upkeep of the common parts.

**Directions:** From May's village centre office proceed north to the traffic lights where the development will be seen on the right hand side. As one enters the development, the property will be seen on the left hand side, within the courtyard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.