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



63 Limmer Lane
Felpham, Bognor Regis,
PO22 7HE

£675,000 Freehold

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Are you searching for a true "family home" with ample space? Looking to avoid the often-limited accommodation of modern houses? This INDIVIDUAL DETACHED HOUSE may be just what you're after. Situated just 400 yards from the beach, this spacious property features a south-facing balcony, a double garage, a generous driveway with ample parking, plus additional space for a motorhome or caravan, add to this an en-suite to the main bedroom and it's clear to see the appeal. From a facilities point of view, the area is served by the village centre of Felpham, some 3/4 of a mile to the west, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M&S, plus Sainsbury's are all within ready access. Direct railway access to London Victoria is available from the main line station at Bognor Regis. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. Genuinely an individual property that will need internal inspection to fully appreciate the size and layout of the accommodation. Why not contact May's for an appointment to view.

ACCOMMODATION

front door to:

ENTRANCE HALL:

telephone point; radiator; under stairs cupboard housing gas meter; telephone point.

KITCHEN/DINING ROOM:

KITCHEN SECTION: 16' x 11'5 range of floor standing drawer and cupboard units; granite worktop with upstands; tiled splash backs and wall mounted cabinets over; eye level double oven; four burner gas hob with filter hood over; integrated dishwasher; ceramic sink with mixer tap; breakfast bar; space for fridge freezer; water softener; upright radiator; pantry; uPVC framed double glazed stable door to garden. DINING SECTION: 19'7 x 18'7 the former narrowing to 11'5, triple aspect room; double shallow storage cupboard housing electric meter; two upright radiators; T.V. aerial point; cupboard housing boiler and pressurised hot water cylinder; door to:

UTILITY ROOM:

space and plumbing for washing machine; further appliance space; roll edge worktop with tiled splash back and wall mounted cabinets over; inset stainless steel sink; ladder style heated towel rail.

LIVING ROOM: 24' 2" x 13' 8" (7.36m x 4.16m)

dual aspect room; feature brick fireplace; T.V. aerial point; telephone point; four radiators; double glazed double doors to:

CONSERVATORY: 13' 0" x 11' 7" (3.96m x 3.53m)

of uPVC construction on brick plinth; uPVC double glazed double doors to garden; two radiators; T.V. aerial point.

CLOAKROOM:

W.C.: wash basin inset in vanity unit with twin cabinet beneath; radiator.

F.F. LANDING:

trap hatch to roof space; two linen cupboards

BEDROOM 1: 17' 1" x 11' 5" (5.20m x 3.48m)

the latter narrowing to 10'5, radiator; telephone point; EN-SUITE: 9'10 X 9'0. fully tiled with built in W.C. with concealed cistern; wash hand basin inset in vanity unit with cabinets beneath; sunken bath with mixer tap; radiator.

BEDROOM 2: 13' 9" x 11' 3" (4.19m x 3.43m)

built in double wardrobe; radiator; double glazed door to south facing balcony.

BEDROOM 3: 13' 9" x 11' 3" (4.19m x 3.43m)

dual aspect; double glazed doors to south facing balcony; radiator; built in double wardrobe.

BATHROOM:

matching suit comprising of panelled bath; close coupled W.C.; separate shower; pedestal wash hand basin; radiator.

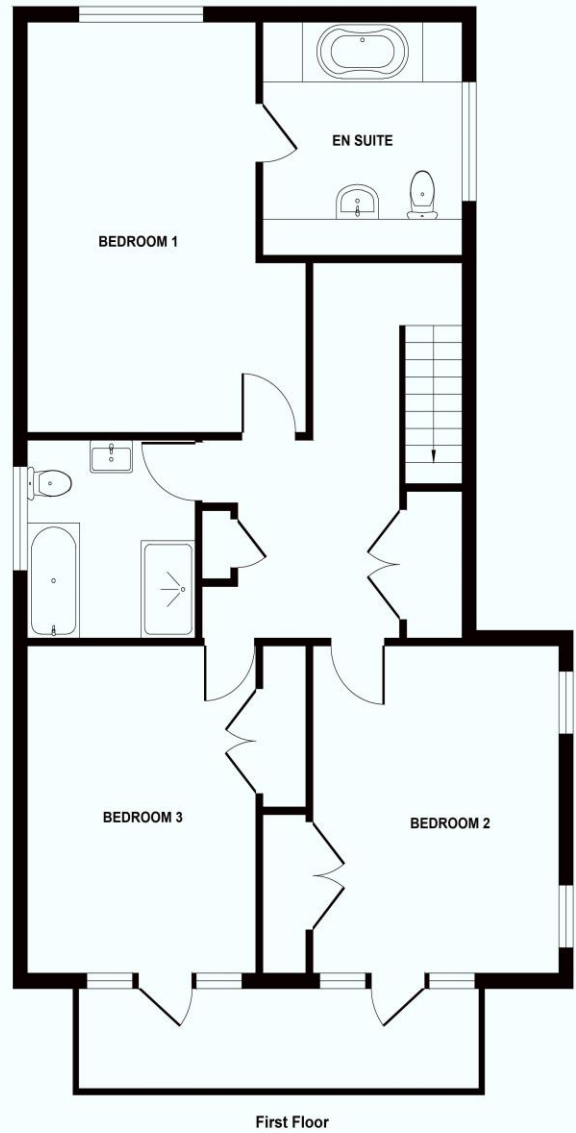
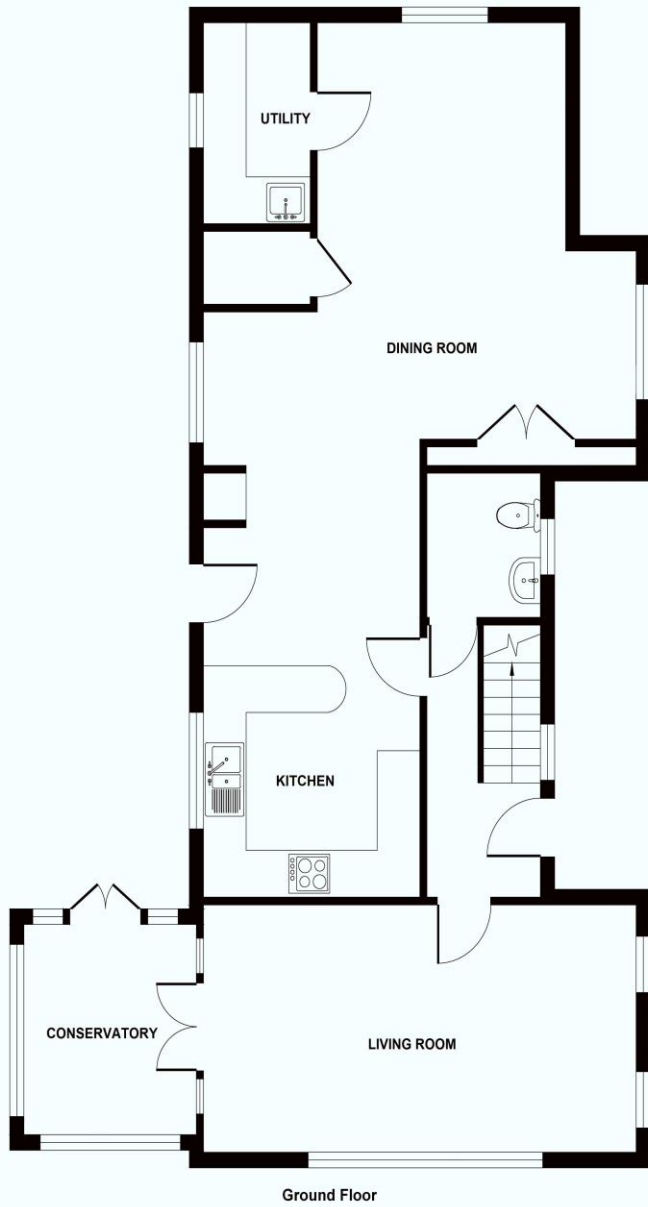
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN has approximately overall maximum measurements of 100'0 x 45'0 (incorporating the side garden). The area has been laid principally to lawn with mature flower and shrub borders and a patio which adjoins the rear and side of the property. The property features a large driveway running down the side of the property leading to double garage and gated access to the rear garden and father hard standing. The FRONT GARDEN is south facing with covered veranda and access to side garden.

DOUBLE GARAGE: 17' 3" x 16' 0" (5.25m x 4.87m)

two fibre glass up and over doors; power and light; double glazed door to garden; water supply.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	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.