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



Little Nyewood The Avenue

Bognor Regis,
PO21 2UB

Offers in Excess of £425,000 Freehold

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What a transformation ! Over a period of the last 4 and a bit years the current owners have radically improved this **DETACHED COTTAGE** retaining its character yet incorporating modern features expected in the 21st Century. Ranging from the provision of a fitted Kitchen and two Shower Rooms, through a modern gas fired central heating system and double glazing to complete redecoration allowing any purchaser the opportunity of a 'ready to move into' property. A **ground floor bedroom with adjacent Shower Room/W.C.** offer flexibility and future proofing whilst other attributes include colonial blinds and limed oak doors plus the additional benefit of a **GARDEN CHALET** providing the opportunity for a home office or similar. Located near the head of a private cul-de-sac, the property lies within 1/2 mile of the beach and local shops, with Bognor Regis town centre less than a mile away. In the eyes of this estate agent a 'charming cottage' and one that needs internal inspection to appreciate the style and quality of the presentation. Contact **May's** for an appointment to view - you too may be as impressed as this agent !

ACCOMMODATION

COVERED PORCH

With stable door to:

ENTRANCE HALL:

Radiator; shelved storage cupboard with gas fired boiler; further storage cupboard.

SHOWER/CLOAKROOM:

Having corner cubicle with 'rain head' mixer; wash basin; low level W.C.; vertical radiator.

SITTING ROOM: 15' 4" x 11' 6" (4.67m x 3.50m)

Narrowing to face of fireplace with brick surround and log burner; herringbone wood black floor; radiator; double glazed double doors to patio and garden.

G.F. BEDROOM 3: 12' 6" x 11' 6" (3.81m x 3.50m)

(maximum measurement into wide bay), plus further STUDY RECESS. 2 radiators; tiled floor.

KITCHEN: 10' 0" x 9' 4" (3.05m x 2.84m)

(max meas over units).. Range of oak faced units having granite worktop and upstands above; wall mounted cabinets and plate rack; integrated appliances including Neff Slide & Hide oven, Neff hob, cooker hood, dishwasher and washing machine; cupboard currently housing fridge and freezer; recessed 'Belfast' sink; under unit lighting; vertical radiator; archway opening to:

DINING/GARDEN ROOM: 11' 3" x 8' 7" (3.43m x 2.61m)

A double aspect room with vertical radiator;; double glazed double doors to garden; vaulted ceiling with roof lights.

FIRST FLOOR:

BEDROOM 1: 15' 8" x 11' 4" (4.77m x 3.45m)

Two built in storage cupboards; radiator.

BEDROOM 2: 10' 6" x 9' 4" (3.20m x 2.84m)

Radiator.

EN-SUITE SHOWER ROOM:

Walk-in cubicle with rain head mixer; pedestal wash basin; low level W.C.; heated towel rail; shaver point.

GARAGE: 15' 6" x 12' 6" (4.72m x 3.81m)

Having electrically operated roller door; power and light; loft storage space.

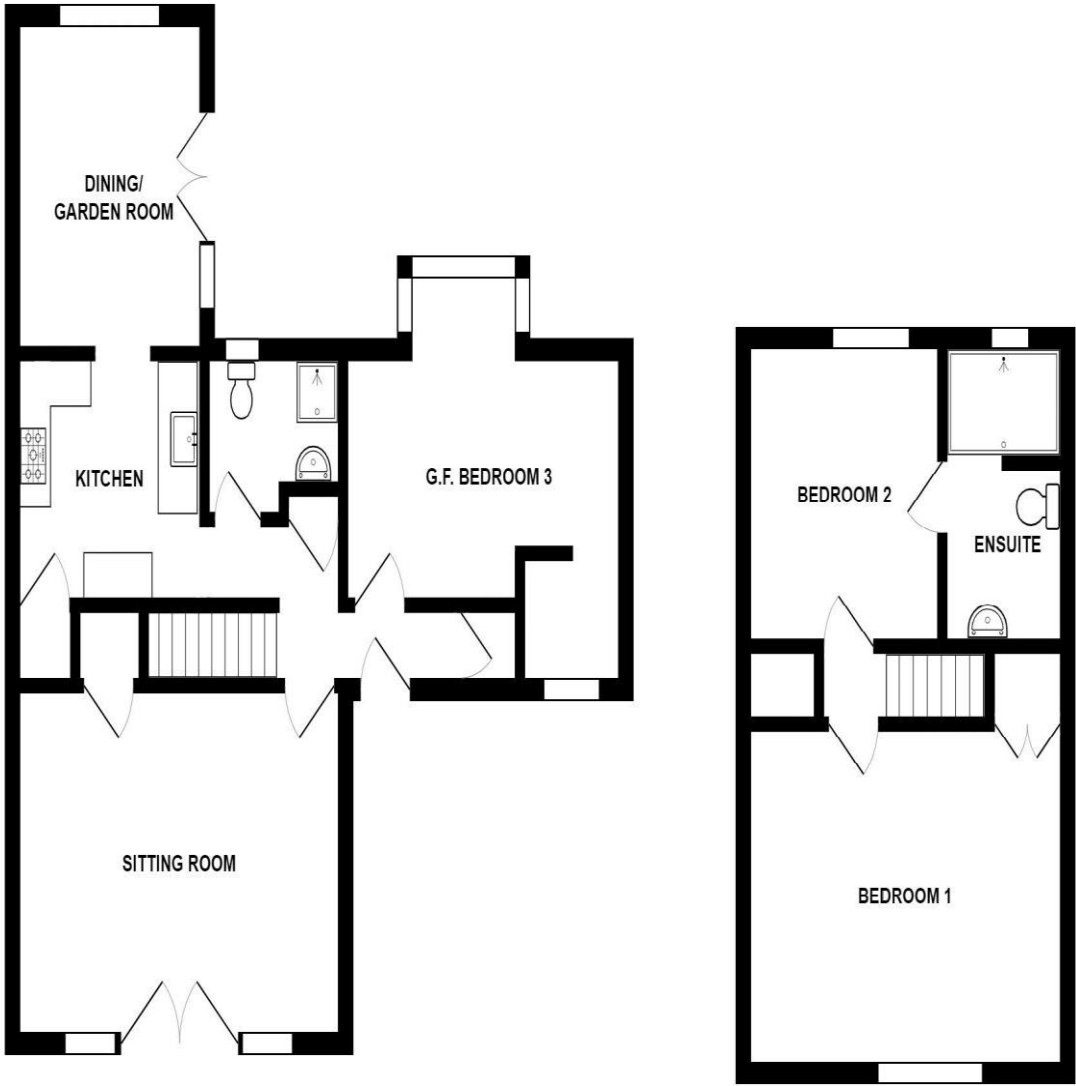
GARDEN CHALET: 9' 0" x 9' 0" (2.74m x 2.74m)

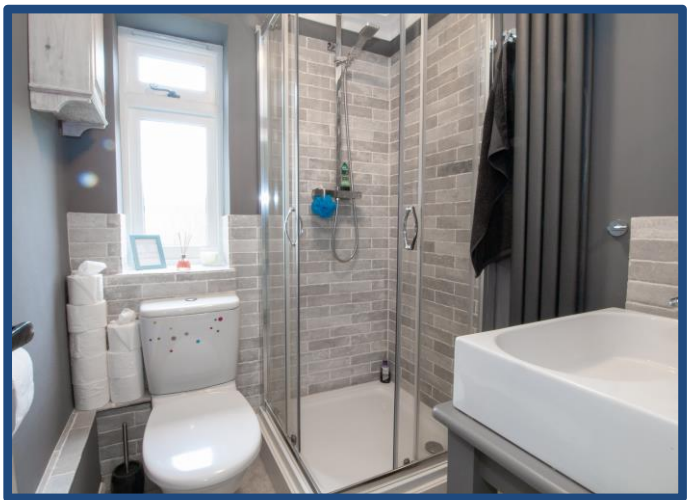
Of timber framed construction and currently utilised as a BEAUTY STUDIO, but could equally form a HOME OFFICE having power and light.

GARDENS:

The property is bounded on three sides by gardens, all landscaped to compliment the cottage itself. That to the west is bounded by flint walls and has a maximum depth approaching 30 ft with a similar width. The area is laid to brick edged lawn and paved patio with shrub beds and rockery. A gate leads via a **PRIVATE FORECOURT** through another gate (with hedgehog highway provision) to an east facing garden. This has a maximum width of 35 ft or thereabouts and a depth of some 23 ft. This area is again laid to a combination of lawn and paved patio surrounded by brick and flint walls, with raised vegetable garden and **COVERED PERGOLA. A TIMBER GARDEN STORE** sits to the front of the cottage on a strip of land held under licence to the property, which also benefits from a right of access from the road itself.

Directions: From the Pier proceed through the traffic lights onto Aldwick Road taking the second right into Nyewood Lane where the Avenue will be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 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.