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



**59 Limmer Lane**  
**Felpham, Bognor Regis,**  
**PO22 7HE**

**£525,000 Freehold**

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There is something about the atmosphere in Felpham that makes it special. As William Blake, the one time Felpham resident, once said "The sweet air and the voices of the winds, trees and birds and the odours of the happy ground make it a dwelling for immortals" !! Whether you echo those sentiments or just find it a relaxing place in which to be, Felpham has become one of the favoured locations in which to live on this part of the South coast. Perhaps you are trying to escape the "hurly burly" of the city, retiring, or looking for a better quality of life, or even a holiday home, whatever your reasons you could do far worse than look at this **INDIVIDUAL DETACHED BUNGALOW**. Located within 500 metres of the Promenade and the sea, the property needs to be seen to be appreciated. 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, whilst more local shopping can be found at Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the 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. Designed for "ease of living" the property boasts gas fired central heating, uPVC framed Double Glazing, fully tiled Bathroom plus a second separate W.C. Ideal for retirement, the "professional" couple, a holiday hideaway or perhaps the perfect "bachelor pad", why not make an appointment to view and join us in our "dwelling for immortals". Contact **May's** to arrange a convenient time.

## ACCOMMODATION

### ENTRANCE LOBBY:

With uPVC framed double glazed doors and, opening to:

### ENTRANCE HALL:

radiator; shelved storage/meter cupboard; trap hatch to roof space with loft ladder; further double storage/airing cupboard with "Vaillant" gas fired boiler, radiator, and slatted shelving.

### LIVING ROOM: 23' 0" x 12' 6" (7.01m x 3.81m)

(narrowing to 11'3 in dining section). A triple aspect room, south, east and west; two radiators; T.V. aerial points; glazed panelled double doors to Hall; further glazed paneled door to:

### KITCHEN: 12' 10" x 8' 0" (3.91m x 2.44m)

(maximum measurements over units) fully tiled walls; range of floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; integrated electric oven with four burner gas hob and cooker hood over; radiator; tiled floor; space and plumbing for automatic washing machine; uPVC framed double glazed door to side.

### BEDROOM 1: 14' 2" x 10' 0" (4.31m x 3.05m)

narrowing to 9'0 to face of triple fitted wardrobe; further built in wardrobe cupboard; wash hand basin in vanity unit with tiled and mirrored splash back; shaver/light point; radiator; wall light points.

### BEDROOM 2: 10' 6" x 9' 0" (3.20m x 2.74m)

built in wardrobe cupboard; radiator.

### BEDROOM 3: 9' 0" x 8' 2" (2.74m x 2.49m)

plus door recess; built in storage cupboard; radiator.

### BATHROOM/W.C.:

having fully tiled walls; panelled bath with mixer tap and hand held shower attachment plus curtain and rail; wash basin inset in vanity unit with mirrored splash back; shaver/light point; close coupled W.C.; combination radiator/heated towel rail; tiled floor.

### SERARATE W.C.:

with close coupled suite; wash hand basin; part tiled walls; tiled floor; radiator.

## OUTSIDE AND GENERAL

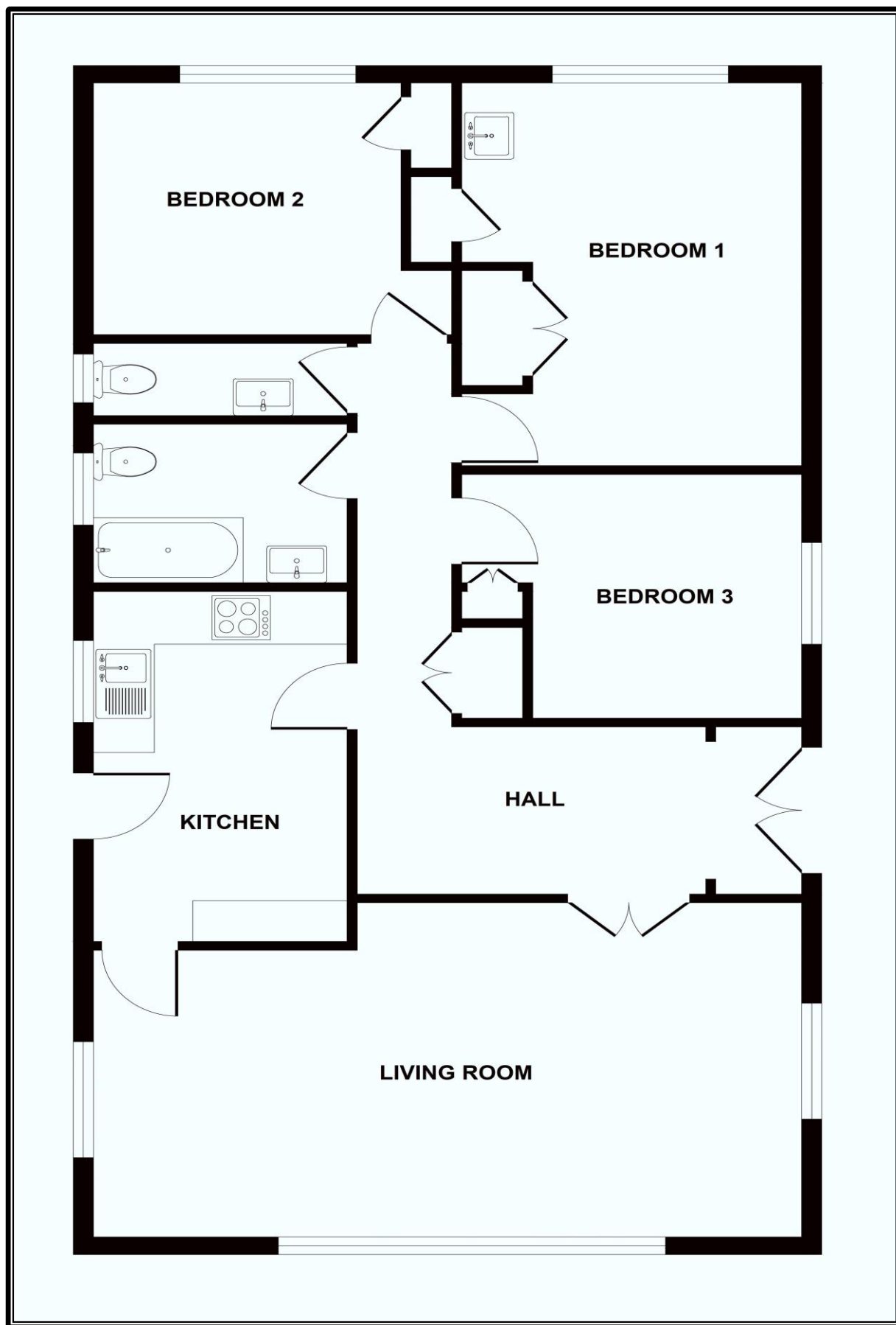
### GARDENS:

The REAR GARDEN has a depth approaching 32ft and a maximum width of some 40ft or thereabouts, narrowing to garage. The area has been laid for ease of maintenance with a combination of paved and concrete pathways, brick edged patio and central gravel bed with raised paved sun trap area having raised brick walls and shrub beds. SUMMER HOUSE: 9'6 x 7'6 of timber framed construction. TIMBER GARDEN STORE: 8'0 x 5'10. The FRONT GARDEN has once again been designed for ease of maintenance with concrete and brick edged hard standing providing parking for a number of vehicles plus gravel bed adjoining the front boundary. A concrete driveway leads along the side of the property to the:

### DETACHED GARAGE: 18' 0" x 9' 0" (5.48m x 2.74m)

having electrically operated roller door; power and light; personal door to side.

**Directions:** From May's village centre office proceed west towards Bognor taking the first left into Vicarage Lane. Follow this as it merges into Limmer Lane where the property will be seen on the left hand side opposite the turning into Halliwick Gardens.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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