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



35 Guernsey Farm Lane
Felpham, Bognor Regis,
PO22 6BU

£399,950 Freehold

www.maysagents.co.uk



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Nestled in a residential cul-de-sac between the villages of Felpham and Middleton, this well proportioned **DETACHED FAMILY HOME** offers a practical and convenient location. Less than 250 yards away, you'll find a local primary school, health centre, and dentist, with shops and additional amenities just a little further afield.

The property features a **south-facing rear garden**, perfect for enjoying the sunshine, as well as a **CONSERVATORY** extension that provides additional living space to suit a variety of needs. A separate **UTILITY ROOM** adds further practicality to the home along with **gas fired central heating plus double and triple glazed replacement windows**. Contact May's for an appointment to view.

ACCOMMODATION

ENTRANCE LOBBY:

glazed uPVC framed door; further panelled door

ENTRANCE HALL:

Radiator; telephone; deep understairs storage cupboard.

CLOAKROOM:

Low level W.C.; wash basin; tiled splash backs; radiator

UTILITY ROOM: 6' 9" x 4' 10" (2.06m x 1.47m)

Wall mounted "Worcester" gas fired boiler providing central heating and domestic hot water; radiator; wall mounted storage cabinets; space and plumbing for automatic washing machine and tumble dryer.

KITCHEN: 10' 8" x 7' 0" (3.25m x 2.13m)

(maximum measurements over units). With range of floor standing drawer and cupboard units having roll edged worktop above and wall mounted cabinets over; integrated eye level oven and ceramic hob; single drainer stainless steel sink unit; further appliance space; radiator; part glazed door to Conservatory.

LIVING/DINING ROOM: 21' 10" x 10' 8" (6.65m x 3.25m)

double radiator; T.V. aerial points; telephone point; double glazed sliding door to:

CONSERVATORY: 13' 3" x 9' 0" (4.04m x 2.74m)

Of uPVC framed double glazed construction on brick plinth having insulated roof with double skylights, radiator, tiled floor plus double and single doors to patio and garden.

FIRST FLOOR LANDING:

Accessed via "dog-leg" staircase; linen cupboard with slatted shelving; trap hatch to roof space.

BEDROOM 1: 10' 8" x 10' 8" (3.25m x 3.25m)

(to face of wardrobe units). radiator; TV aerial point.

BEDROOM 2: 10' 8" x 8' 9" (3.25m x 2.66m)

Radiator.

BEDROOM 3: 10' 8" x 7' 4" (3.25m x 2.23m)

Radiator; wall mounted storage cabinets; dresser unit.

SHOWER ROOM/W.C.:

With tiled and panelled walls, incorporating glazed shower cubicle; pedestal wash basin; low level W.C.; heated towel rail; extractor fan.

OUTSIDE AND GENERAL

GARAGE: 17' 4" x 8' 6" (5.28m x 2.59m)

Metal up and over door; power and light; opening to adjoining **STORAGE AREA**; personal door to rear garden and patio.

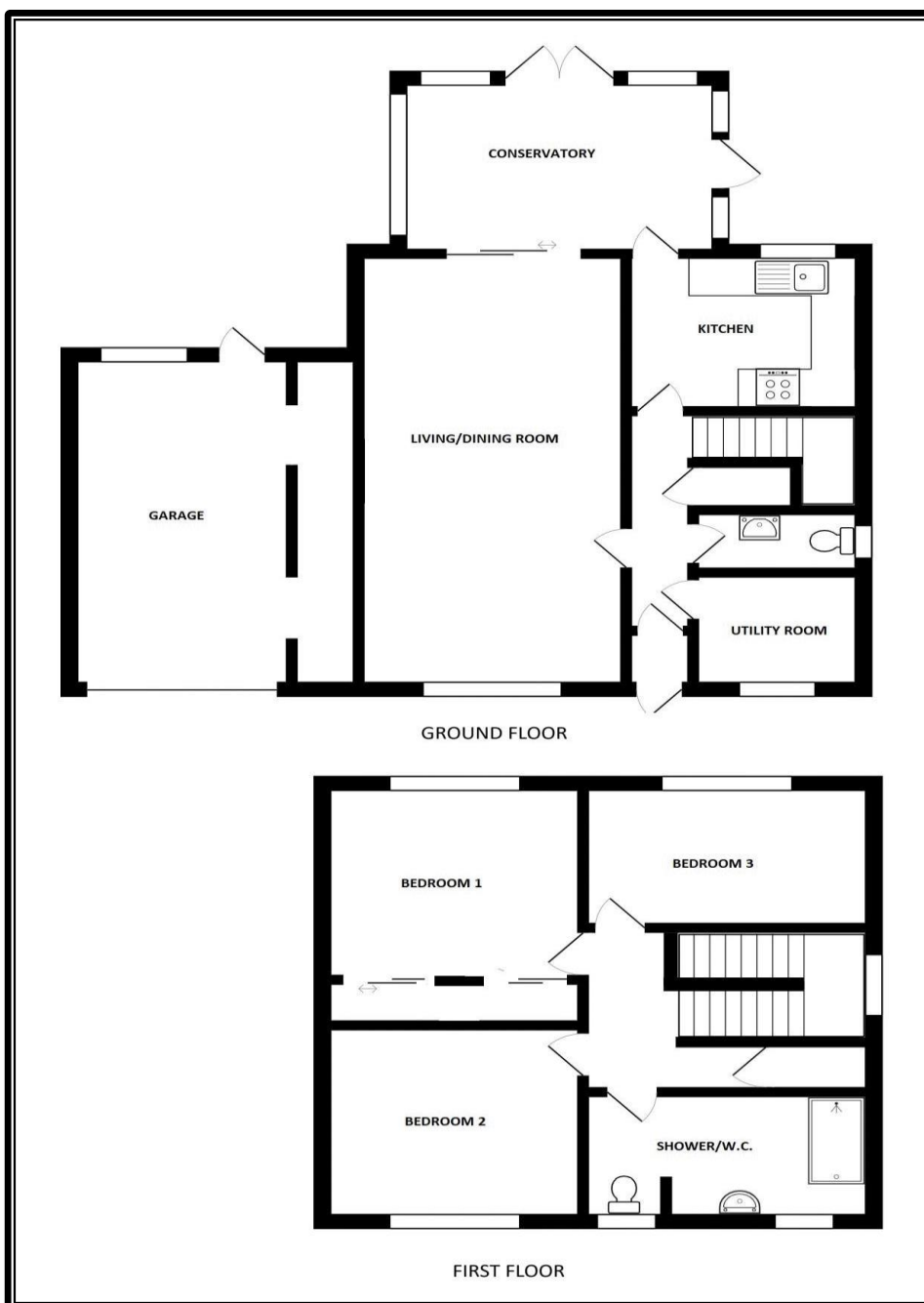
GARDENS:

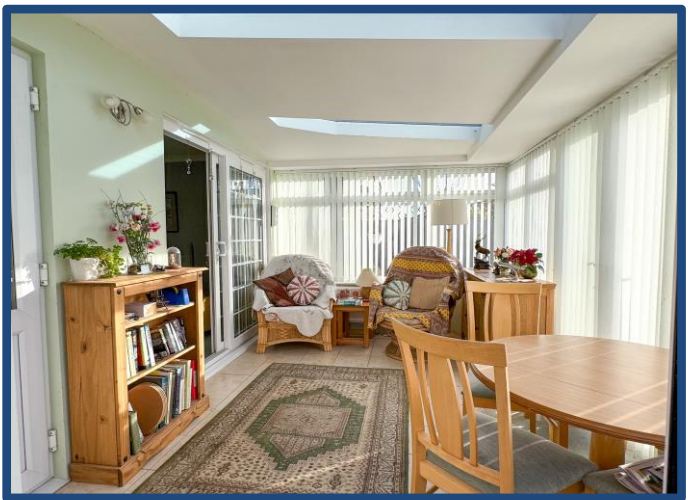
The **REAR GARDEN** faces south, has a depth from the Conservatory approaching 32 ft and a width of some 36 ft or thereabouts, and is laid to lawn having flower, rose and shrub borders, plus paved patio adjoining the house. Boundaries are formed of lapped timber fencing, with pedestrian access to the rear to a service road leading in turn to Middleton Road and school.

TIMBER GARDEN SHED.

A pathway leads along the side with meter/bin stores and via a gateway to the **FRONT GARDEN** which is of open plan design, laid to lawn with concrete driveway to Garage, with brick paved hardstanding providing additional parking.

Directions: From May's village centre office proceed north to the traffic lights, turning right into Felpham Way. At the roundabout take the second exit into Middleton Road and then take the second left into Flansham Park. Take the first left into Guernsey Farm Lane, where the property will be seen on the left hand side, just





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	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.