



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**22 Binsted Avenue**  
**Felpham, Bognor Regis, PO22 8HY**

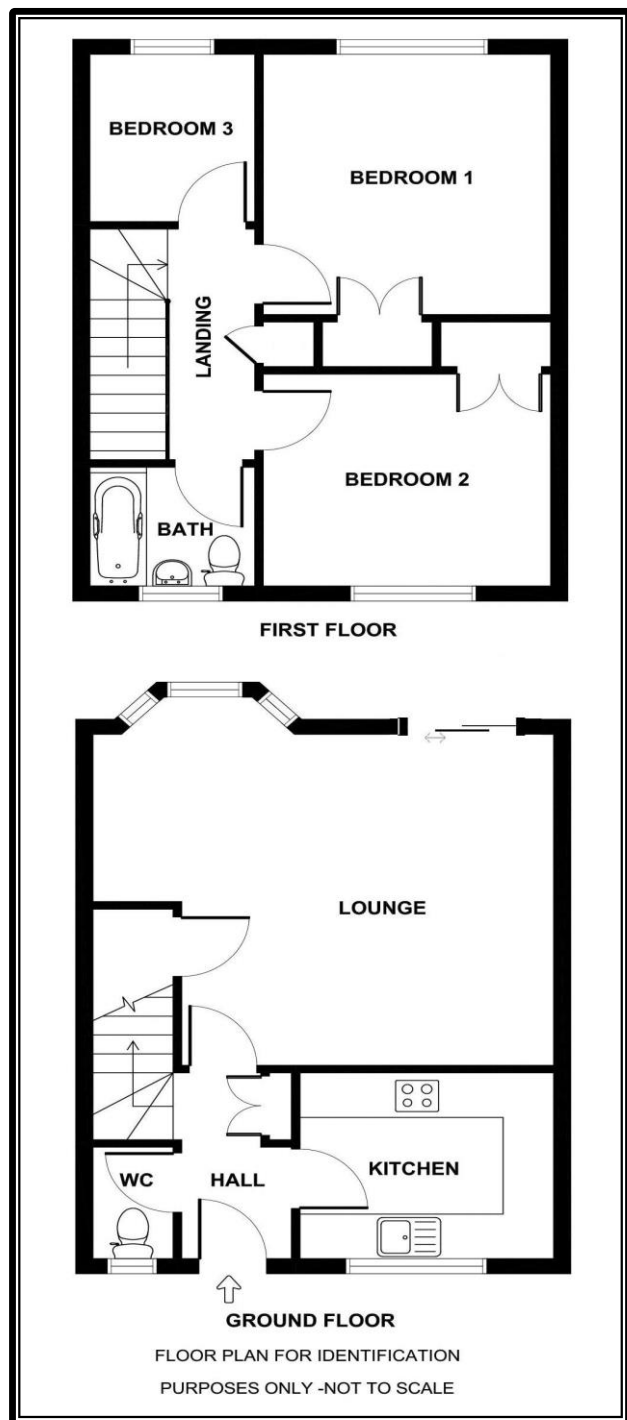
**£325,000 Freehold**

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"You can't tell a book from it's cover". A phrase which aptly describes how one should approach looking at property. All too often prospective purchasers fail to look further than the outside, missing the opportunity of "falling" for the interior. In the case of this **COTTAGE STYLE MID~TERRACE HOUSE** the accommodation belies the exterior appearance with surprisingly spacious dimension. Offered for sale with the benefit of gas fired central heating plus uPVC framed double glazing, this is genuinely a property that requires internal inspection to fully appreciate the possibilities on offer. Make an appointment to view through **May's** today !!



#### ACCOMMODATION

uPVC framed double glazed door to:

#### ENTRANCE HALL:

telephone point, radiator; meter cupboard.

#### KITCHEN: 9' 9" x 8' 1" (2.97m x 2.46m)

(max measurements over) range of floor standing drawer and cupboard units with woodblock work top; tiled splash backs and matching wall mounted cabinets over; integrated dishwasher; space and plumbing for washing machine; butler sink; space for range style cooker; further appliance space; wall mounted gas fired boiler.

#### LIVING ROOM: 18' 0" x 16' 1" (5.48m x 4.90m)

T.V. aerial point; two radiators; under stairs storage cupboard; sliding door rear garden.

#### CLOAKROOM:

close couple W.C.; wash hand basin with mixer tap.

#### F.F. LANDING:

with trap hatch to roof space; storage cupboard with slatted shelving.

#### BEDROOM 1: 11' 6" x 11' 2" (3.50m x 3.40m)

radiator; double wardrobe.

#### BEDROOM 2: 11' 2" x 9' 4" (3.40m x 2.84m)

radiator; double wardrobe.

#### BEDROOM 3: 7' 6" x 6' 5" (2.28m x 1.95m)

radiator.

#### BATHROOM:

part tiled walls; roll top bath with mixer tap; close coupled W.C.; pedestal wash hand basin; radiator; extractor.

#### OUTSIDE AND GENERAL

#### GARDENS:

The REAR GARDEN faces roughly west and has been laid to a combination of decking and artificial turf. The FRONT GARDEN is of open plan design laid principally to lawn.

#### GARAGE:

located in compound.

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.