



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£387,000 Freehold

**5 Ajax Place,
Felpham, Bognor Regis, PO22 7QR**

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Built in the late 1960's, this Detached Bungalow has undergone certain transformations over the years, with **gas fired central heating, uPVC framed double glazing, solar panel and battery system**, and most importantly the **extension providing two generous double bedrooms**. Situated on a sizable corner plot, the garden faces roughly **South** with side access to the driveway and Garage. The bungalow lies mid-way between the villages of Felpham and Middleton-on-Sea, there are bus routes & local shops (Tesco Express, Spar) within about 1/4 mile, whilst for the dog owners George V playing fields welcomes walkers around the perimeter. So if the above description excites your interest, why not telephone **May's** to make that appointment.

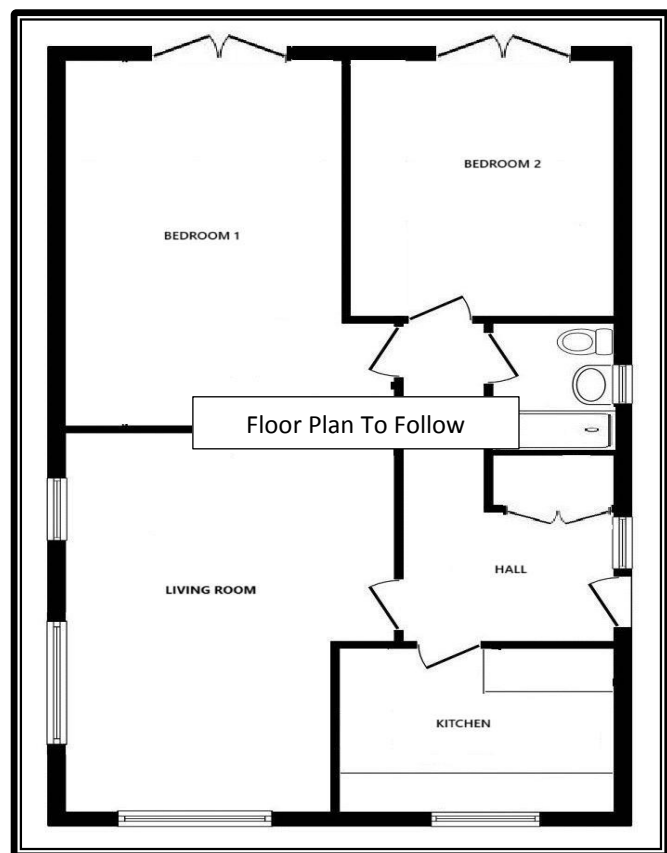
ACCOMMODATION

ENTRANCE HALL:

Composite double glazed door and side panels; telephone point; radiator; trap hatch to roof space; double cloaks hanging cupboard housing gar boiler and gas and electric meters.

LIVING ROOM: 19' 0" x 13' 4" (5.79m x 4.06m)

(Maximum Measurements) A double aspect room, facing south and east with large picture windows to both elevations; T.V. aerial point; open fire and surround; radiator.



KITCHEN: 11' 0" x 8' 0" (3.35m x 2.44m)

Range of floor standing drawer and cupboard units with worktop above and matching wall mounted cabinets over; stainless steel sink; space and plumbing for automatic washing machine; gas and electric cooker points; space for 'fridge/freezer.

BEDROOM 1: 18' 4" x 10' 10" (5.58m x 3.30m)

Double glazed double doors to garden; radiator.

BEDROOM 2: 15' 6" x 10' 10" (4.72m x 3.30m)

Double glazed double doors to garden; radiator.

BATHROOM/W.C.:

Fully tiled; panelled bath having independent shower mixer unit; pedestal wash basin; W.C.; radiator; heated towel rail.

OUTSIDE AND GENERAL

GARDENS:

The Rear Garden faces roughly west with an open southerly aspect. The area is laid principally to lawn with raised planters and hardstanding for seating area. A timber gate and path leads to the driveway.

GARAGE: 18' 0" x 8' 2" (5.48m x 2.49m)

Having metal up and over door; power and light; personal door to side.

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.