



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£395,000 Freehold

**Apple Cottage Ranworth Close
Felpham, Bognor Regis, PO22 8HD**

www.maysagents.co.uk



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'And now for something completely different' as the Monty Python sketch declares! This **DETACHED 2 BEDROOM BUNGALOW** is different in that it was built to an individual design. Possibly not the biggest of its kind, but well formed and occupying an easily managed site in this popular cul-de-sac located within 1/2 a mile from Felpham Village shops and from there to the Beach beyond. Offered for sale with the benefit of **gas fired central heating and uPVC framed double glazing**, there is the added feature of a **double glazed Conservatory** providing useful additional accommodation. Perhaps ideal for the downsizer, retired couple or even a weekend/holiday retreat, contact **May's** for an appointment to view - it needs to be seen to be appreciated.

ACCOMMODATION

ENTRANCE HALL:

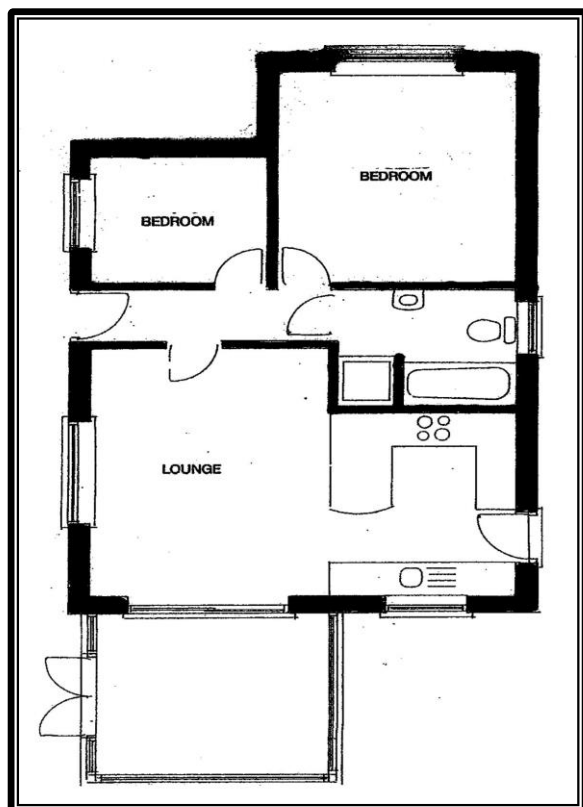
Leaded light uPVC framed door; engineered oak flooring; radiator; trap hatch to roof space with loft ladder and gas fired boiler.

LIVING ROOM: 14' 6" x 12' 0" (4.42m x 3.65m)

A double aspect room, south and west with radiator; TV and satellite aerial points; uPVC framed double glazed sliding door to:

CONSERVATORY: 10' 6" x 9' 6" (3.20m x 2.89m)

Of uPVC framed double glazed construction on brick plinth with radiator; tiled floor; door to patio and garden.



KITCHEN: 10' 6" x 8' 6" (3.2m x 2.59m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated appliances incorporating dishwasher, electric oven, gas hob, cooker hood, plus fridge and freezer; space for washing machine; uPVC framed door to side.

BEDROOM 1: 12' 9" x 11' 10" (3.88m x 3.6m)

Radiator.

BEDROOM 2: 8' 9" x 7' 9" (2.66m x 2.36m)

Radiator.

BATH/SHOWER ROOM: 8' 9" x 7' 0" (2.66m x 2.13m)

Fully tiled with matching white suite of panelled bath; pedestal wash basin; low level W.C.; shower cubicle with independent mixer and glazed folding door; radiator; shaver point; extractor fan

GARDENS:

The main area of garden lies to the west and has a maximum depth of 32 ft and a width extending to 27 ft or thereabouts. This area is laid to a combination of paved patio and shaped lawn edged with shrub beds and lapped timber fencing. A TIMBER GARDEN STORE sits to one corner. A path leads to another sheltered paved courtyard currently used as a DRYING AREA with a paved pathway leading along the side to a COVERED STORAGE AREA and in turn to the FRONT GARDEN which is laid to brick paved HARDSTANDING and flanked by artificial lawn; shrub beds and dwarf brick boundary wall.

OFF-STREET PARKING:

Generous brick paved hardstanding.

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.