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



## Marine House Wessex Avenue

Bognor Regis,  
PO21 2QW

**£525,000 Freehold**

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Is this potentially the most prestigious property in the area ? An **INDIVIDUAL ARCHITECT DESIGNED DETACHED FAMILY RESIDENCE** originally built to a high standard, but now in need of some 'tender loving care'. Offering generously proportioned accommodation on a larger than average corner plot, the property is ripe for improvement or perhaps re-development (subject to the necessary consents) and has been priced to reflect the modernisation required. Hidden behind the grand façade are 4 bedrooms, and 2 large reception rooms which provide the basis of the accommodation whilst spacious hallway and landing areas contribute to the airy theme. Certainly not a project for the faint hearted, but one for which the effort required would be well worth while. So for an opportunity to re-create something really special why not arrange a viewing through **May's** - after all this could be an opportunity too good to miss.

## ACCOMMODATION

### ENTRANCE VERANDA:

with glazed panelled door to:

with trap hatch to roof space; radiator; airing cupboard.

### RECEPTION HALL:

radiator, under stairs shelved storage cupboard.

### BEDROOM 1: 20' 2" x 13' 0" (6.14m x 3.96m)

double aspect room south & north; radiator; door to balcony.

### CLOAKROOM:

with low level suite; wash hand basin; part tiled walls.

### BEDROOM 2: 18' 3" x 12' 0" (5.56m x 3.65m)

the former into semi-circular bay; A triple aspect room south, east & west; built in wardrobe cupboard; radiator.

### DRAWING ROOM: 22' 10" x 14' 0" (6.95m x 4.26m)

the former into semi-circular bay; a triple aspect room south, west & north; two radiators; central open fire place; wall light points.

### BEDROOM 3: 11' 2" x 9' 4" (3.40m x 2.84m)

wash basin inset in vanity unit; radiator.

### DINING ROOM: 17' 0" x 13' 3" (5.18m x 4.04m)

the former into semi-circular bay; Another triple aspect room south, east & west; central brickette open fireplace with quarry tiled hearth and mantle; two radiators.

### BEDROOM 4: 10' 6" x 7' 6" (3.20m x 2.28m)

radiator; access to walk in DRESSING ROOM/EAVES STORAGE SPACE; 20'3 x 8'9 into sloping ceiling reducing to 6'; radiator.

### KITCHEN/BREAKFAST ROOM: 13' 0" x 11' 0" (3.96m x 3.35m)

(maximum measurements over units) Floor standing drawer and cupboard units with inset stainless steel sink; fitted dresser unit with drawers, cupboards and glass fronted display cabinet over; radiator; shelved larder cupboard; gas cooker point; glazed door to REAR PORCH with door to garden and further door to:

### BATHROOM/SHOWER ROOM:

comprising panelled bath; pedestal wash hand basin; corner shower cubicle; fully tiled walls; combination radiator/heated towel rail.

### UTILITY ROOM: 8' 9" x 4' 10" (2.66m x 1.47m)

plumbing for automatic washing machine; space for tumble dryer and freezer; wall mounted gas fired boiler (not tested).

### SEPARATE W.C.:

with low level W.C.; part tiled walls.

### OUTSIDE AND GENERAL

### GARAGE: 14' 6" x 8' 8" (4.42m x 2.64m)

With light and power; metal up and over door.

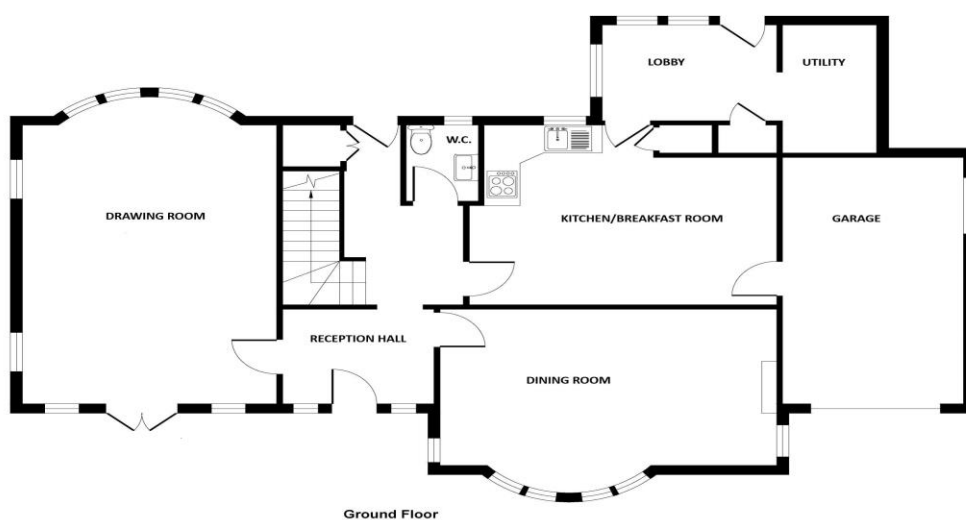
### F.F. LANDING:

Cont.....

### GARDENS:

The property sits on a generous corner plot with gardens surrounding on three sides all laid principally to lawn with matured shrub hedging plus brick and block walls providing a degree of privacy. To the REAR is a further lawned area with raised patio and subdividing block wall. A concrete pathway leads along the side to the FRONT GARDEN which again has been laid to lawn with driveway to the Garage:

## Marine House





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 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.