

For a traditional, personal and professional service

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



**27 Whitelands**  
**Felpham, Bognor Regis,**  
**PO22 8JG**

**£425,000 Freehold**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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There are many different reasons why people choose one property over another when house-hunting. Obviously there is the location, then there is the size and layout of the accommodation. For others it is the opportunity a property provides for individual alterations to create the home of ones 'dreams'. Such is the case with this **DETACHED BUNGALOW**. Situated to the north of Felpham village within approximately 400 yards of the Golf Course, the property offers spacious accommodation but is in need of modernisation and improvement. Set on a corner plot the garden is particularly secluded offering a high degree of privacy and the possibility of extension or redevelopment subject to the necessary consents. If all this sounds of interest to you, contact **May's** for an appointment to view, after all you can't tell a book from its cover.

## ACCOMMODATION

### ENTRANCE HALL:

with broom/cloaks cupboard; meter cabinet; radiator; glazed double doors to:

### LIVING ROOM: 20' 0" x 14' 10" (6.09m x 4.52m)

double aspect room south and east with central feature 'Adam' style fireplace; wall light points; radiator; aluminium framed sliding door to lean to greenhouse.

### KITCHEN: 10' 0" x 8' 9" (3.05m x 2.66m)

(maximum measurements over units) range of floor standing drawer and cupboard units having laminate worktop; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated dishwasher; space for fridge freezer; space for cooker with hood over; shelved utility cupboard with space and plumbing for automatic washing machine plus wall mounted gas fired boiler; glazed door to rear access.

### BEDROOM 1: 15' 0" x 10' 0" (4.57m x 3.05m)

double aspect room south and east with built in double wardrobe cupboard plus further range of fitted furniture incorporating wardrobes and dressing table; radiator.

### BEDROOM 2: 11' 6" x 9' 6" (3.50m x 2.89m)

double built in wardrobe cupboard; further fitted furniture incorporating double wardrobe and dressing table; radiator.

### BEDROOM 3: 8' 6" x 8' 6" (2.59m x 2.59m)

radiator.

### BATHROOM/W.C.:

with fully tiled walls having paneled bath with electric shower mixer and folding screen; wash basin inset in vanity unit; close coupled W.C. with concealed cistern and adjoining storage cupboard and drawers; heated towel rail.

### CLOAKROOM:

fully tiled walls; close coupled W.C. with concealed cistern; wash basin.

## OUTSIDE AND GENERAL

### GARAGE: 20' 0" x 8' 2" (6.09m x 2.49m)

metal up and over door; power and light; gas meter; personal door to covered lobby providing access to rear.

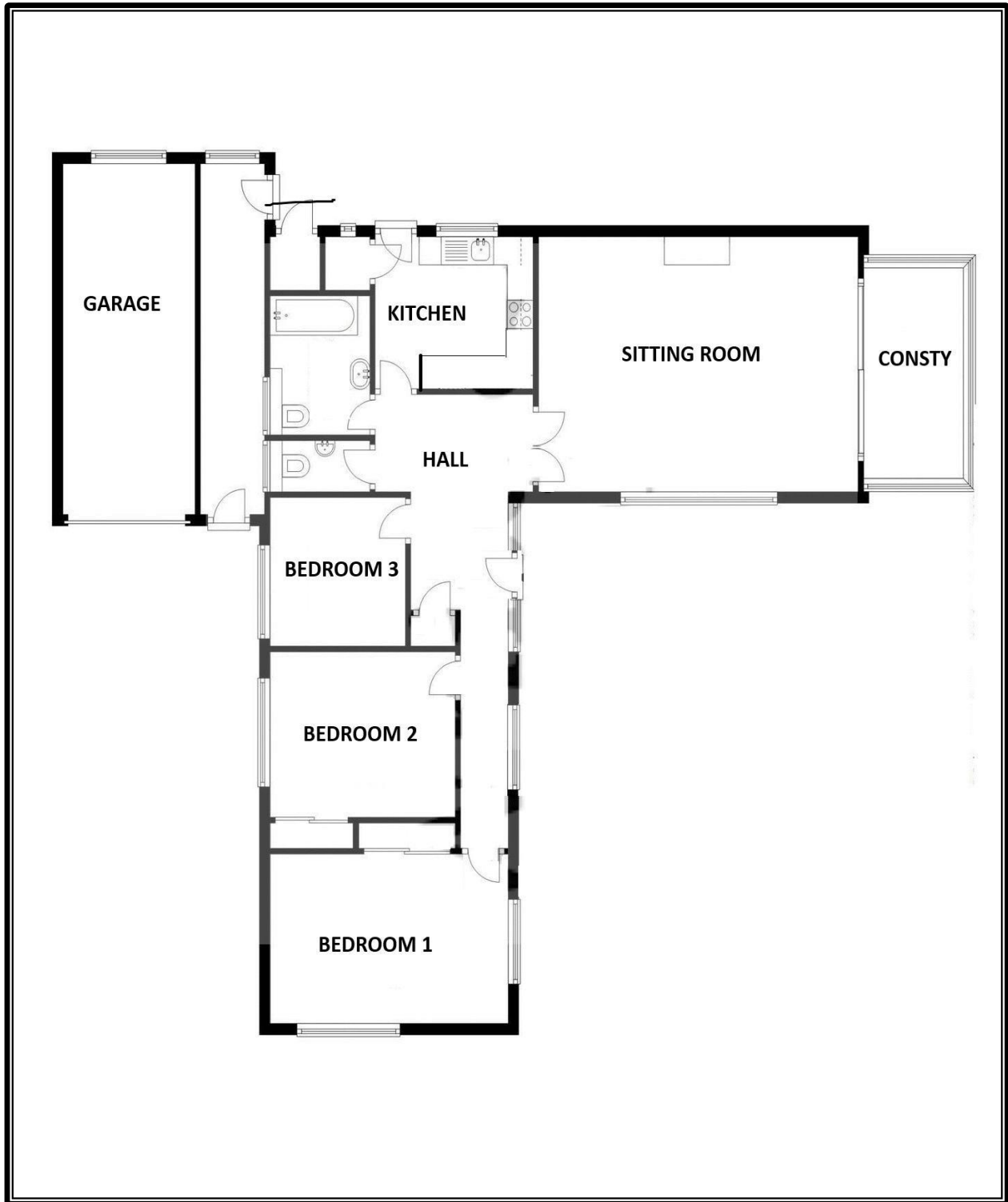
### GARDENS:

The MAIN GARDEN is located primarily to the south and east of the property surrounded by matured conifers and trees providing significant privacy with overall dimensions of approximately 75'0 x 45'0 maximum.

A concrete pathway to the rear of the property provides access via a covered lobby to the garage and also a cupboard housing hot water cylinder.



**Directions:** From May's village centre office proceed north to the traffic lights and across into Downview Road. Take the third right into Whitelands where the property will be found in the far corner on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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.