



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£340,000 Freehold**

## 2 Barnfeld

**Felpham, Bognor Regis, PO22 7DH**

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Are you looking for an opportunity to imprint your own personality on a property ? An opportunity to improve on a solid base where cosmetic modifications will go a long way to creating your 'dream home', then this **MID-TERRACE HOUSE** might well fit the bill. In need of modernisation, the property offers well proportioned accommodation a **west facing rear garden, and a garage**. There is gas fired central heating plus **new uPVC framed double glazing**. Located right in the heart of this seaside village with its associated amenities the size and location surely provides the opportunity to create something quite special, and what's more, something that needn't be a compromise. For an appointment to view, contact **May's** - see for yourself what can be created to suit your individual needs.

## ACCOMMODATION

### COVERED PORCH:

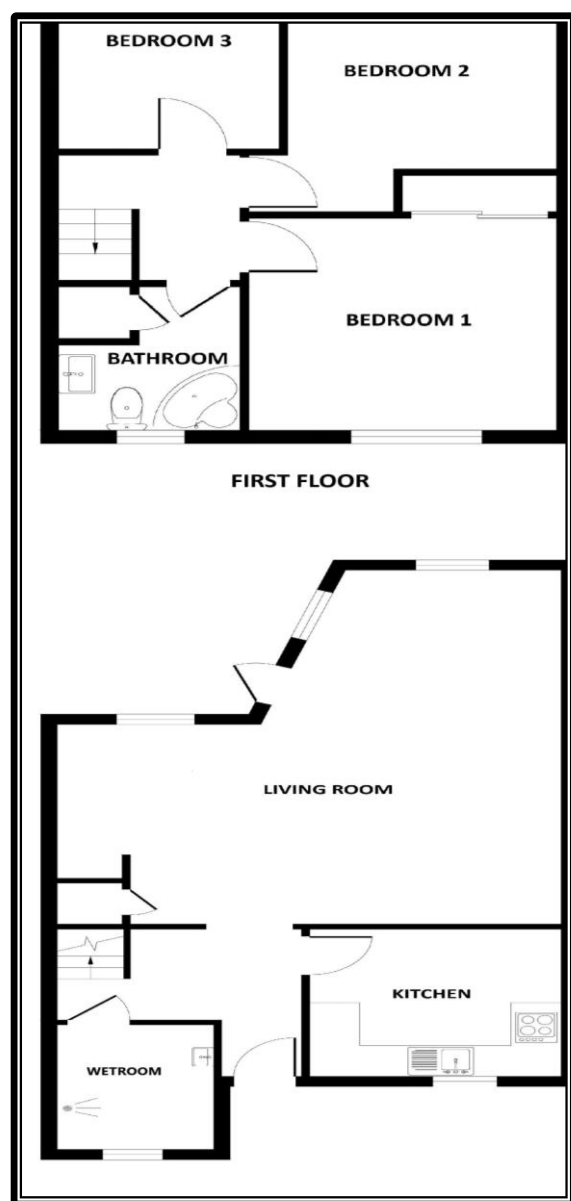
With bin store; uPVC framed double glazed door to:

### ENTRANCE HALL:

Radiator; meter cupboard.

### WET ROOM.:

Arranged as a wet room with fully tiled shower area.



### KITCHEN: 10' 2" x 9' 4" (3.10m x 2.84m)

(maximum measurements). Re-fitted range of drawer and cupboard units having roll edged worktop and wall mounted cabinets over; inset stainless steel sink; space and plumbing for both washing machine and dishwasher; integrated AEG double oven and matching gas hob with cooker hood over; Vaillant gas fired boiler; space for fridge/freezer.

### LIVING ROOM: 21' 6" x 18' 0" (6.55m x 5.48m)

Overwall maximum measurements. Sub divided as follows:

### SITTING AREA: 18' 6" x 12' 3" (5.63m x 3.73m)

Radiator; gas fire (not tested); understairs storage cupboard; display shelving; TV aerial point.

### DINING SECTION 9' 0" x 9' 8" (2.74m x 2.94m)

max. With uPVC framed double glazed door to patio and garden.

### LANDING:

With trap hatch to roof space.

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

Double built in wardrobe cupboard; radiator.

### BEDROOM 2: 9' 6" x 8' 3" (2.89m x 2.51m)

plus door recess. Radiator.

### BEDROOM 3: 8' 0" x 7' 2" (2.44m x 2.18m)

Radiator.

### BATHROOM/W.C.:

Corner bath having independent electric shower; low level W.C.; wash basin inset in vanity unit; heated towel rail; airing cupboard housing lagged hot water cylinder.

### OUTSIDE AND GENERAL

### GARAGE: 16' 8" x 8' 0" (5.08m x 2.44m)

With metal up and over door.

### GARDENS:

The **REAR GARDEN** faces roughly west with a maximum depth of some 33ft and a width approaching 18ft. The main area is laid to lawn and with pathway and patio adjoining the rear of the property.

The **FRONT GARDEN** is again has been laid to lawn.

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.