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



**9 Outerwyke Road**  
**Felpham, Bognor Regis,**  
**PO22 8HX**

**£450,000 Freehold**

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A garden with possibilities as far as the eye can see, quite literally, at approximately **110ft in length**. Whether your vision includes vegetable plots and hens à la The Good Life, a trampoline and football goals, or simply a peaceful spot to unwind, this wonderfully generous outdoor space offers all the potential you could wish for.

**This 1950s-built semi-detached** home also offers three well-proportioned bedrooms, an open-plan kitchen/dining room, a separate sitting room, a large conservatory, and both a ground floor and first floor W.C. There's driveway parking for multiple vehicles, a garage, and side access to the rear.

Positioned on a popular residential road just north of the village centre, with the Golf Club and local schools a short walk away, this is a home with room to grow, inside and out. Contact **May's** for an appointment to view.

## ACCOMMODATION

**uPVC framed double glazed door to:**

### PORCH:

glazed door to:

### ENTRANCE HALL:

radiator; understairs storage cupboard; door to:

**SITTING ROOM:** 14' 4" x 11' 10" (4.37m x 3.60m)

radiator; T.V. aerial point; fireplace with stone hearth.

**KITCHEN/DINER:** 20' 9" x 10' 10" (6.32m x 3.30m)

overall measurements which has been divided into two sections.

**KITCHEN SECTION:** 10'10 x 9'4 (maximum measurements over units) range of floor standing drawer and cupboard units; roll edged worktop; tiled splash backs with matching wall mounted cabinets over; integrated fridge freezer; space for integrated dishwasher; inset stainless steel sink; Country Chef range style cooker with filter hood over; uPVC double glazed door to conservatory; opening to:

**DINING SECTION:** 11'4 x 10'10 radiator; breakfast bar; double glazed double doors to:

**CONSERVATORY:** 17' 8" x 15' 0" (5.38m x 4.57m)

of uPVC construction on brick plinth; two radiators; ceiling vent; double glazed double doors to rear garden; door to:

**UTILITY:** 9' 1" x 7' 2" (2.77m x 2.18m)

space and plumbing for washing machine; further appliance space; wall mounted "Vaillant" gas fired boiler; personal door to garage; door to:

### SEPARATE W.C.:

close coupled W.C.: pedestal wash hand basin.

### F.F. LANDING:

airing cupboard housing lagged hot water cylinder with slatted shelving; trap hatch to roof space.

**BEDROOM 1:** 14' 4" x 12' 0" (4.37m x 3.65m)

radiator; T.V. aerial point.

**BEDROOM 2:** 11' 2" x 10' 10" (3.40m x 3.30m)

radiator.

**BEDROOM 3:** 9' 0" x 8' 5" (2.74m x 2.56m)

the former narrowing to 6'8. radiator.

### SHOWER ROOM/W.C.:

fully tiled walls with matching suite comprising of W.C. with concealed cistern and fitted wash hand basin in vanity unit; low level shower tray with glazed screen; ladder style heated towel rail.

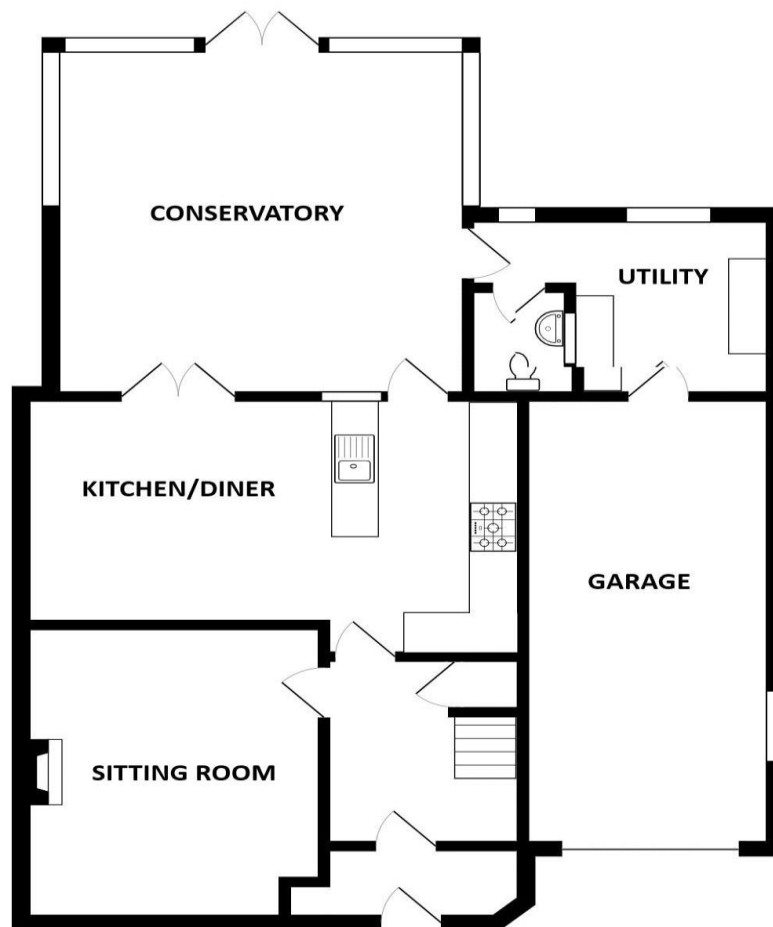
## OUTSIDE AND GENERAL

### GARDENS:

The **REAR GARDEN** is a feature of the property with approximate measurements of 110ft depth with a width of 35ft or thereabouts. The garden has been laid to a combination of patio adjoins the property leading onto shaped lawn with well stocked flower and shrub borders with pebbled path winding to the rear of the garden where you'll find a Summer House 10'8 x 9'0 with double glazed double doors to a covered deck, Greenhouse and garden shed. Side access leading to the **FRONT GARDEN** which is laid to a combination of block paving providing parking for a number of vehicles.

**GARAGE:** 20' 7" x 8' 0" (6.27m x 2.44m)

metal up and over door; power and light; door to utility area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website  
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