



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

Offers in Excess of £325,000 Freehold

9 Grassmere Close

Felpham, Bognor Regis, PO22 7NU

www.maysagents.co.uk



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Who says building in the 1960's was bland and unimaginative ? Take a look at this **GEORGIAN STYLE END TERRACE HOUSE** and I feel sure that you will recognise why this development was singled out for particular praise from the architectural establishment. Set in a 'horseshoe' style raised crescent, with the Norman church forming a backdrop, this development lies within 50 yards of the village centre, thus providing a central yet unobtrusive location for convenient living. Offered for sale with the benefit of **gas fired central heating plus uPVC framed double glazing**, however, the property is best described as in need of some 'tlc' !. With generously proportioned rooms plus a ground floor Cloakroom, this property is well worth an internal inspection to fully appreciate all of the features on offer, and has been priced to reflect the level of improvement needed to fulfil its potential. For an appointment to view, contact **May's** - this may be just what you have been looking for.

ENTRANCE HALL:

Radiator; telephone point; understairs storage/meter cupboard.

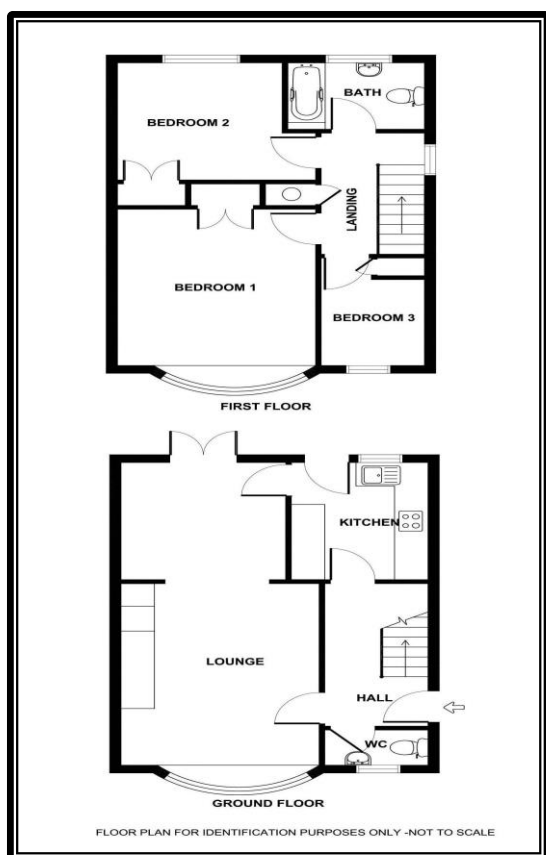
CLOAKROOM:

Low level W.C.; wash basin inset in vanity unit; tiled splash backs.

LIVING ROOM: 28' 0" x 11' 8" (8.53m x 3.55m)
narrowing to 9' 8" in Dining Section.

Lounge Section: 16' 10" x 11' 8" (5.13m x 3.55m)

with central feature fireplace having tiled inset and hearth, , flanked to one side by arched display alcove and the other by recess; T.V. aerial point; a wide full width uPVC framed bow window overlooks the front greensward ; archway opening to:



Dining Section: 10' 0" x 9' 8" (3.05m x 2.94m)

Double radiator; full length range of low level fitted storage cabinets; glazed panelled double doors to rear garden; door to:

KITCHEN: 10' 0" x 9' 8" (3.05m x 2.94m)

(maximum measurements over units) With range of floor standing drawer and cupboard units, having matching wall mounted cabinets above; inset stainless steel sink; part tiled walls; space and plumbing for automatic washing machine; gas fired boiler; uPVC framed double glazed door to garden.

LANDING:

Trap hatch to roof space; airing cupboard housing lagged hot water cylinder and slatted shelving.

BEDROOM 1: 14' 9" x 11' 6" (4.49m x 3.50m)

With full height uPVC framed double glazed window overlooking greensward; double built-in wardrobe cupboard; radiator; TV point.

BEDROOM 2: 10' 0" x 9' 8" (3.05m x 2.94m)

plus door recess. Double built-in wardrobe cupboard; radiator.

BEDROOM 3: 9' 6" x 6' 6" (2.89m x 1.98m)

max meas., the former narrowing to 7' 2". Radiator; built-in wardrobe/storage cupboard.

BATHROOM/W.C.:

with panelled bath; pedestal wash basin; low level W.C.; heated towel rail.

GARDENS:

The Rear Garden has been designed for ease of maintenance, and faces roughly south/east, predominantly open to the south and has steps and gateway access to the rear and Garage. Outside Water Tap. A pathway leads along the side of the property to the Front Garden which is of open plan design laid to lawn.

GARAGE:

Of brick and block construction with metal up and over door; accessed via the rear of Grassmere Parade.

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.