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



**27 Hook Lane,
Bognor Regis,
PO22 8AU**

Offers in Excess of £425,000 Freehold

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It is remarkable what thoughtful design and careful modernisation can achieve. Once a more traditional property, this **THREE BEDROOM DETACHED HOUSE** has been transformed into a stylish and **extensively updated** home, offering a perfect blend of contemporary comfort and practical living. Every aspect has been thoughtfully improved, with the creation of an open plan living area, a superb kitchen breakfast room, and a versatile garden room providing useful additional space. A separate utility room adds to the day-to-day convenience, whilst private front and rear gardens, together with off-street parking, complete the offering. Extensively updated to modern standards throughout, this home is ideally located for access to local amenities, schools, and transport links. If this sounds like it could be the one for you, then contact **May's** to arrange a viewing — after all, seeing really is believing

ACCOMMODATION

double glazed composite door to:

ENTRANCE HALL:

Velux window; fitted shoe cupboard; opening to:

SITTING ROOM: 17' 10" x 13' 7" (5.43m x 4.14m)

(maximum measurements) of open plan design; dual aspect; double glazed double doors opening to south facing rear garden; radiator; understairs storage cupboard; opening to:

GARDEN ROOM: 12' 0" x 9' 4" (3.65m x 2.84m)

radiator; double glazed double doors to garden; sliding door to: **UTILITY CUPBOARD:** space and plumbing for washing machine; further appliance space.

KITCHEN/BREAKFAST ROOM: 24' 5" x 12' 6" (7.44m x 3.81m)

KITCHEN SECTION narrowing to 8'0 (maximum measurements over units), range of floor standing drawer and cupboard units; worktop with matching splash backs and matching wall mounted cabinets over; space for American style fridge freezer; eye level double oven; five burner induction hob with extractor over; Velux roof lights; radiator; double glazed door to side garden.

SEPARATE W.C.:

W.C. with concealed cistern; wash hand basin; extractor fan.

F.F. LANDING:

trap hatch to roof space, part boarded housing combination gas fired boiler; power and light.

BEDROOM 1: 12' 4" x 9' 6" (3.76m x 2.89m)

radiator; T.V. aerial point.

BEDROOM 2: 13' 3" x 8' 1" (4.04m x 2.46m)

radiator; T.V. aerial point; fitted wardrobe.

BEDROOM 3: 12' 9" x 8' 0" (3.88m x 2.44m)

radiator; T.V. aerial point.

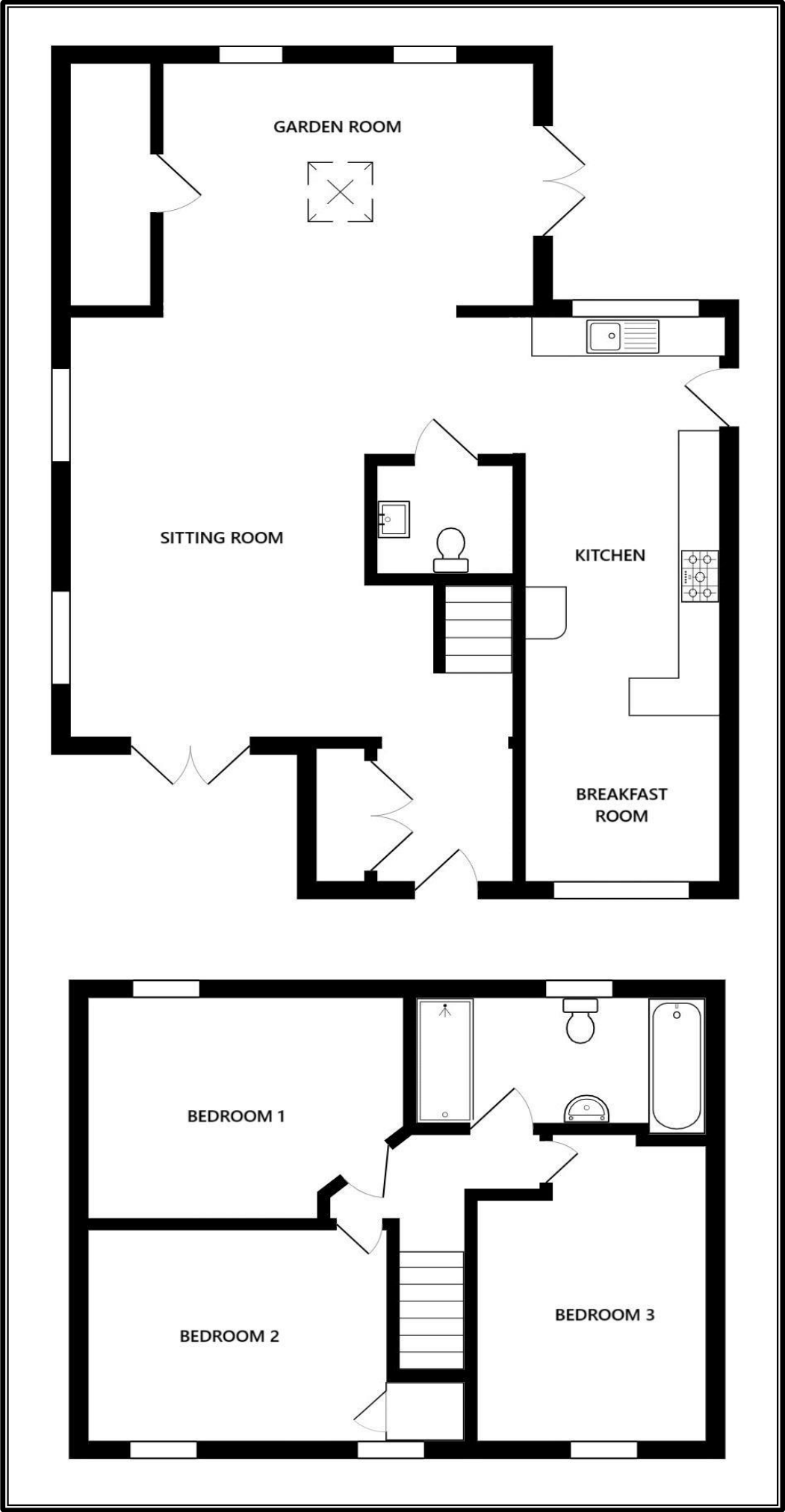
BATHROOM/W.C.:

low profile shower tray with glazed screen; App controlled "Mira" shower unit with rainfall shower head; bath with mixer tap and hand held shower attachment; vanity units incorporating W.C. with concealed cistern and wash hand basin with mixer tap; ladder style heated towel rail; extractor fan.

OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN has been laid to a combination of patio and lawn area with Cedar clad entertaining area with roof lantern; garden store; outside power sockets; access via both sides leading to PRIVATE SOUTH FACING FRONT GARDEN again has been laid to a combination of patio and shaped lawn with gated access to resin driveway providing parking for a number of vehicles.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

More photographs may be available on our website
www.maysagents.co.uk

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.