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



74 Crossbush Road
Felpham, Bognor Regis,
PO22 7LZ

£815,000 Freehold

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Why, after 16 years of happiness in a home that one has loved and nurtured, would you decide to move ? Well in the case of this **DETACHED CHARACTER RESIDENCE** the answer is quite simple – it has become too large. As often happens, circumstances have changed leaving much of the accommodation under-utilised and superfluous to requirements. Apart from the interior there is a 70ft south facing rear garden within which the children can create their own "adventure playground", or perhaps the keen gardener could continue the enthusiastic programme of landscaping that the present owners have created. The design of the accommodation provides a southerly aspect to all main rooms, including the Sitting Room, Dining Room and 3 of the Bedrooms. Designed for the growing family, the front garden has been planned to provide a good degree of privacy, but with the added benefit of provision of parking for several vehicles – important in this day and age of the car ! Add this to the **gas fired central heating system and uPVC framed double glazed leaded light windows** and you may start to appreciate some of the features on offer. It is impossible to adequately describe on paper the atmosphere within this comfortable home so why not take a look for yourself.

From a facilities point of view, the area is served by the village centre of Felpham, some 1/2 of a mile away, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. It is impossible to adequately describe on paper the atmosphere within this comfortable home so why not take a look for yourself. Telephone **May's** for an appointment to view. Perhaps this could be your home for the next generation ?

ENTRANCE LOBBY:

With period style arched door, understairs storage cupboard and tiled floor. Further leaded light glazed door to:

RECEPTION HALL: 20' 9" x 6' 0" (6.32m x 1.83m)

Double radiator; and Study Area; herring bone wood block floor.

CLOAKROOM:

Low level W.C.; pedestal wash basin; radiator; shaver point; part tiled walls with decorative dado; quarry tiled floor.

Bevelled glass, double doors to:

SITTING ROOM: 19' 6" x 13' 0" (5.94m x 3.96m)

into bay narrowing to 12'0. A south facing room, overlooking the garden, and with feature brick fireplace surround having timber mantle and quarry tiled hearth plus adjacent T.V./HiFi plinth; coved ceiling; herring bone wood block floor; leaded light glazed double doors to Conservatory.

KITCHEN/BREAKFAST ROOM: 21' 6" x 14' 0" (6.55m x 4.26m)
overall.

Kitchen Section: 14' 0" x 9' 0" (4.26m x 2.74m)

(maximum measurements over units). Range of 'shaker' style floor standing drawer and cupboard units with worktop above and matching wall mounted cabinets over; inset double bowl stainless steel sink; space and plumbing for washing machine and dishwasher; integrated double oven and 4 burner gas hob, inset in Breakfast Bar with cooker hood over; opening to:

Breakfast Room: 14' 0" x 11' 8" (4.26m x 3.55m)

With herring bone wood block floor; feature corner brick fireplace surround; double radiator; T.V. aerial point; glazed doors to:

DINING ROOM: 15' 0" x 12' 0" (4.57m x 3.65m)

the former into bay. Herring bone wood block floor; double radiator; wall light points; glazed double doors to

CONSERVATORY: 19' 2" x 7' 10" (5.84m x 2.39m)

With tiled floor; wall light points; uPVC framed double glazed windows and double doors to patio and garden.

REAR LOBBY:

With shelved larder cupboard and further deep cupboard housing gas fired boiler plus appliance space; gas meter; door to:

SIDE LOBBY:

of timber framed construction with doors to front and rear, plus range of floor standing drawers and cupboards with worktop over; power and light, appliance space.

LANDING:

Accessed via dog-legged staircase. Double radiator; airing cupboard; trap hatch to roof space with loft ladder.

BEDROOM 1: 16' 0" x 10' 9" (4.87m x 3.27m)

to face of full width wardrobe cupboards; double aspect south and east with views over the garden; double radiator; T.V. aerial point; telephone point; uPVC framed double glazed door to POTENTIAL BALCONY.

BEDROOM 2: 10' 9" x 10' 0" (3.27m x 3.05m)

incorporating twin double fitted wardrobe cupboards; built in store; double radiator

BEDROOM 3: 10' 4" x 9' 3" (3.15m x 2.82m)

narrowing to 7'9. Twin double built in wardrobe cupboards; double aspect; radiator; recessed shelved alcove.

BEDROOM 4: 8' 0" x 7' 4" (2.44m x 2.23m)

Double fitted wardrobe cupboard; radiator; double aspect.

SHOWER/BATHROOM:

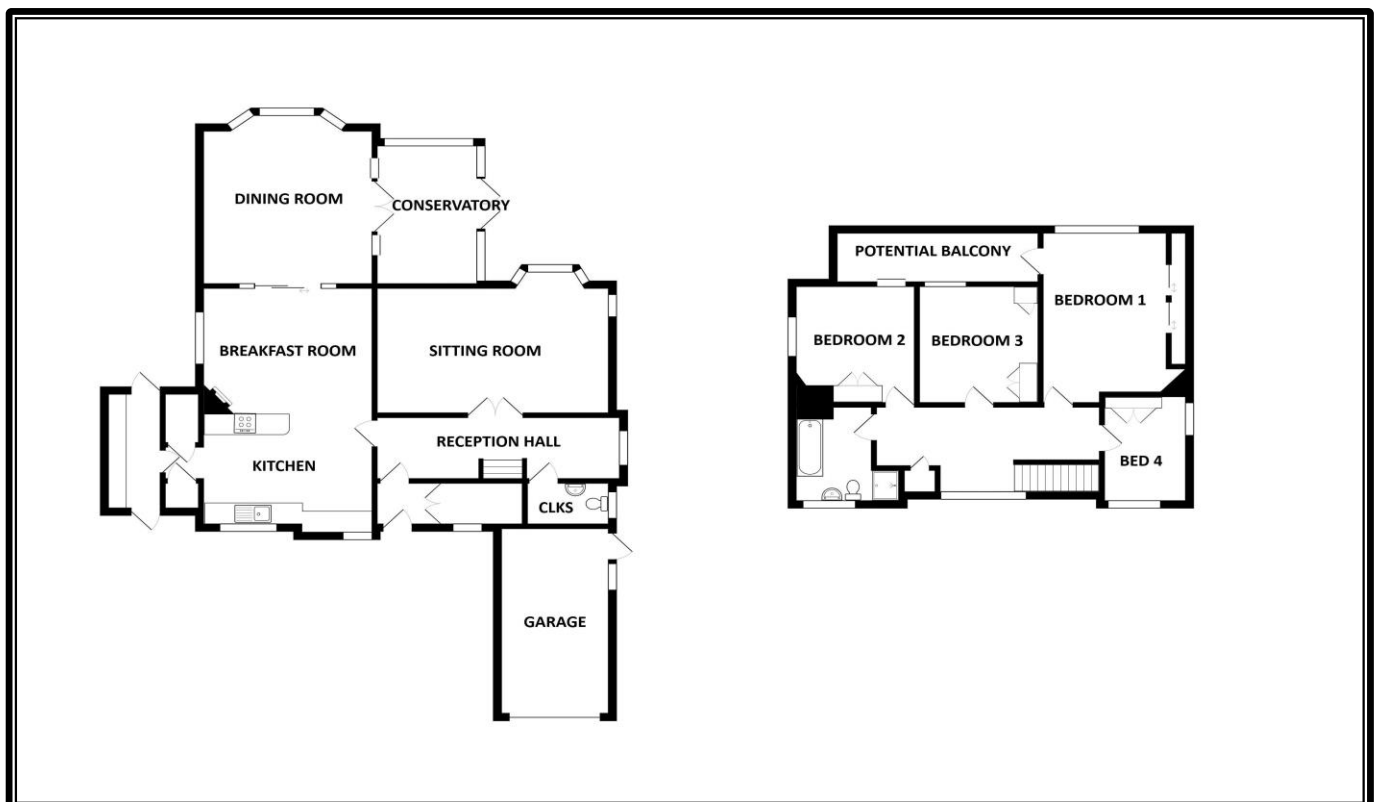
with matching suite comprising recessed fully tiled power shower cubicle with folding glazed door; panelled bath having mixer tap and hand held shower attachment; wash basin inset in vanity unit; close coupled W.C.; underfloor heating; heated towel rail; part tiled walls; extractor fan.

GARDENS:

The Rear Garden is a feature of the property, facing roughly South and having a depth extending to approximately 70 ft and a width of some 55 ft or thereabouts. The area has been landscaped over the years to provide a series of "zones" which comprise shaped lawns, rose, flower and shrub beds, inset pebble bed, rockery, "Kitchen" garden with raised beds, pergola and patio. Paths lead either side of the property, one to the Side Lobby and the other via a gate to the Front Garden. This has been designed to provide an "in and out" driveway with parking for a number of vehicles, all screened to the front by a combination of dwarf brick wall and matured conifer hedge.

TIMBER FRAMED GREENHOUSE: TWO TIMBER GARDENS STORES:**GARAGE:**

Of brick construction with pitched and tiled roof, the latter providing potential loft storage space. Power and light; personal door to side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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