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



19 Firs Avenue
Felpham, Bognor Regis,
PO22 8QA

Offers in Excess of £400,000 Freehold

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From the outside this property presents itself as being similar to the other **OLDER STYLE SEMI-DETACHED HOUSES** in the road. However, when you step inside, that is when you notice the difference. Modernised with taste and consideration for the period of the property, the ground floor extension allows for 21st Century living, whilst the proportions associated with the original era provide surprisingly generous family accommodation. Recent internal improvements include **replacement Kitchen and sanitary ware, gas fired central heating plus uPVC framed double glazing** whilst the gardens have been designed to provide distinct zones with a 'cottage' feel. Off street parking for two vehicles is provided, screened from the house by shrub hedging and a rustic arch. To fully appreciate the style and presentation of this property contact **May's** for an appointment to view, after all you can't see much from the road !

ACCOMMODATION

COVERED PORCH:

With composite front door to:

ENTRANCE HALL:

Radiator; understairs boiler/meter cupboard with additional storage; door to:

CLOAKROOM:

With low level W.C.; wash basin; extractor fan.

SITTING ROOM: *13' 10" x 11' 0" (4.21m x 3.35m)*
narrowing to chimney breast with fitted log burner; radiator; opening to:

KITCHEN/DINING/GARDEN ROOM:

Dining Section: *11' 0" x 10' 4" (3.35m x 3.15m)*
leading in turn to:

Kitchen/Garden Room: *16' 0" x 10' 0" (4.87m x 3.05m)*
(maximum measurements over units). Range of contemporary style drawers and cupboards with worktop, upstand and tiled splash backs above plus wall mounted cabinets over; inset stainless steel sink; integrated electric oven, gas hob, fridge and freezer, washing machine and tumble drier; central island with further storage cupboards and BREAKFAST BAR; radiator; uPVC framed double glazed sliding door to patio and garden.

FIRST FLOOR

BEDROOM 1: *12' 3" x 9' 10" (3.73m x 2.99m)*
max. Twin double built in wardrobe cupboards; radiator.

BEDROOM 2: *11' 8" x 9' 6" (3.55m x 2.89m)*
max. Twin double built in wardrobe cupboards; radiator.

BEDROOM 3: *8' 3" x 5' 10" (2.51m x 1.78m)*
Fitted display shelving; radiator.

BATHROOM/W.C.:

Matching white suite of panelled bath having electric shower unit, screen and fully tiled surround; close coupled W.C> with concealed cistern; wash basin inset in vanity unit with storage beneath; tiled splash back; heated towel rail; extractor fan.

Cont.....

GARDENS:

The **rear garden** faces roughly west, has a depth extending to some 35 ft and a width approaching 18 ft or thereabouts. The area is laid mainly to lawn with flower and shrub borders plus paved patio and TIMBER GARDEN STORE. A gate leads to a pedestrian side access way. The **front garden** is sub-divided into two distinct areas, the area immediately in front of the house measuring 54 ft by 18 ft approximately, is laid to lawn with flower and shrub borders the whole bisected by a meandering brick path. This leads via a rustic arch to a **BRICK PAVED PARKING AREA** providing space for two vehicles





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.