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



18 Wedgwood Road
Felpham, Bognor Regis,
PO22 7JF

£645,000 Freehold

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There is something about the atmosphere in Felpham that makes it special. As William Blake once said "The sweet air and the voices of the winds, trees and birds and the odours of the happy ground make it a dwelling for immortals"! Whether you echo those sentiments or just find it a relaxing place in which to be, Felpham has become one of the favoured locations in which to live on this part of the South coast. Perhaps you are trying to escape the "hurly burly" of the city, retiring, looking for a better quality of life, or even a holiday home, if so you may need to look no further than this **INDIVIDUAL DETACHED CHALET STYLE BUNGALOW**, which could well tick your particular box. Located on the private Beach Estate within 50 metres of the Promenade and the sea, the property, owned by the same family since the 1950's, has been improved over the years and now offers **gas fired central heating by radiators, uPVC framed double glazing and a private, enclosed south facing garden.**

The Beach Estate has a very special atmosphere. Owned by the residents and self-managed, there is a tennis court for resident members, allotments (when available), a central greensward, and of course the direct access to the Beach. Felpham village centre is approximately 1/2 a mile away, whilst the busier centres of Bognor Regis, Chichester, Worthing and Brighton are all within reach. So if you are looking for something a little bit different, something to make your own, why not arrange an appointment to view and join us in this "dwelling for immortals". Telephone **May's** to arrange a convenient time to view.

ENTRANCE PORCH:

door to:

LIVING ROOM: 16' 8" x 16' 3" (5.08m x 4.95m)

(maximum measurements) dual aspect room; two radiators; T.V. aerial point; telephone point; door to:

DINING ROOM: 13' 9" x 11' 4" (4.19m x 3.45m)

(maximum measurements into bay) dual aspect room; two radiators.

KITCHEN/DINING ROOM: 18' 10" x 10' 8" (5.74m x 3.25m)

(max measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash back and matching wall mounted cabinets over; inset sink with mixer tap; four burner gas hob with filter hood over; eye level double oven; space and plumbing for automatic washing machine; integrated dish washer; further appliance space; T.V. aerial point; radiator; cupboard housing gas fired boiler; double glazed door to side.

G.F. BEDROOM 3: 10' 10" x 10' 0" (3.30m x 3.05m)

radiator; EN-SUITE: fully tiled with close coupled W.C.; wash hand basin inset in vanity unit with cabinet beneath; shower cubicle with sliding glazed screen; shaver point; extractor fan; radiator.

STUDY/BEDROOM 4: 10' 8" x 10' 0" (3.25m x 3.05m)

radiator; T.V. aerial point.

SEPARATE W.C.:

close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; radiator; extractor fan.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: 15' 0" x 11' 2" (4.57m x 3.40m)

eves storage; walk in wardrobe; T.V. aerial point; radiator.

BEDROOM 2: 15' 0" x 8' 1" (4.57m x 2.46m)

eves storage; wardrobe; radiator; T.V. aerial point.

BATHROOM:

fully tiled with matching suite comprising of panelled bath close coupled W.C.; wash hand basin inset in vanity unit with twin cabinet beneath; corner shower cubicle with sliding glazed screen; shaver point; extractor fan; radiator.

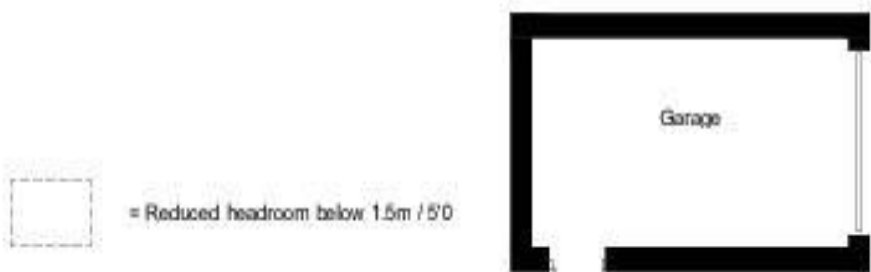
OUTSIDE AND GENERAL

GARDEN:

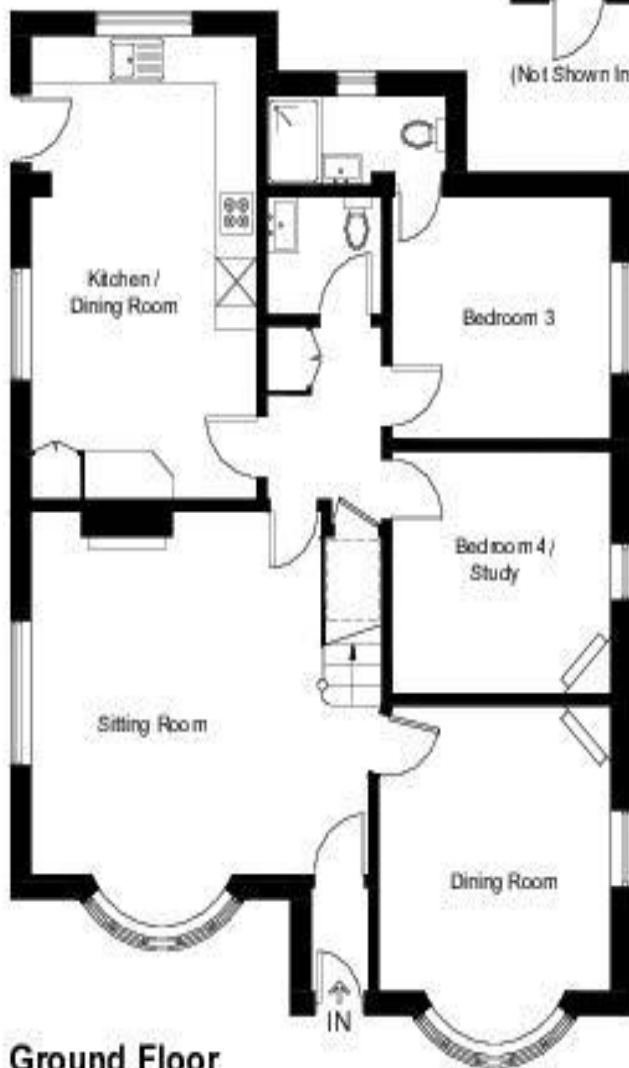
The GARDEN faces roughly south and has depth of 50ft and a width of about 35ft or thereabouts. The area is laid principally to lawn bounded by hedges, timber fence and mature flower and shrub borders, summer house, pathway leading drive way and:

GARAGE: 15' 7" x 9' 0" (4.75m x 2.74m)

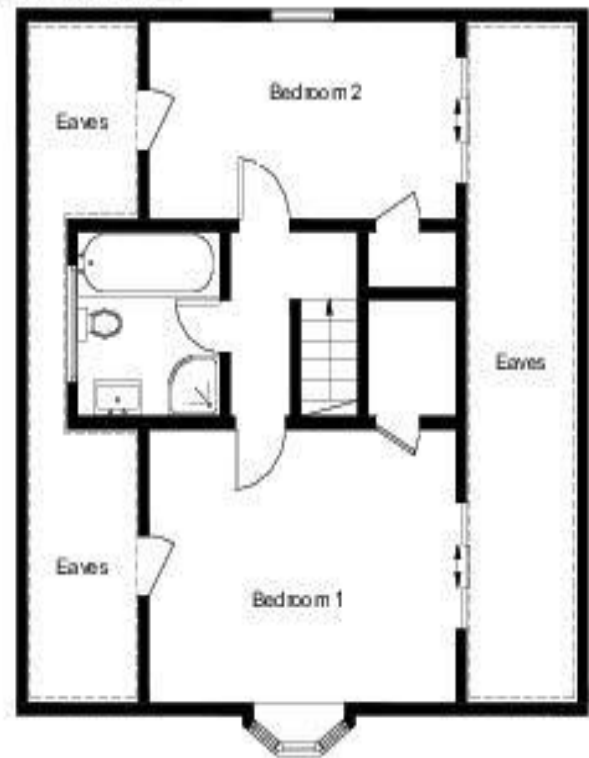
with metal up and over door; power and light.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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