



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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**Offers in Excess of £325,000 Freehold**

**11 Barnfeld**

**Felpham, Bognor Regis, PO22 7DH**

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Are you looking for a home you can make your own? This **three bedroom mid-terrace** house could be just the opportunity. Set in a convenient spot within easy reach of local shops and the beach, the property offers **off-street parking, a garage, two bathrooms, and a south-facing rear garden**. The layout is practical and well proportioned, but the house would benefit from updating, giving you the chance to add your own style and create something special. Whether you're starting out, upsizing, or looking for a project, this could be the solid base you've been waiting for. To view, contact **May's** and see the potential for yourself.

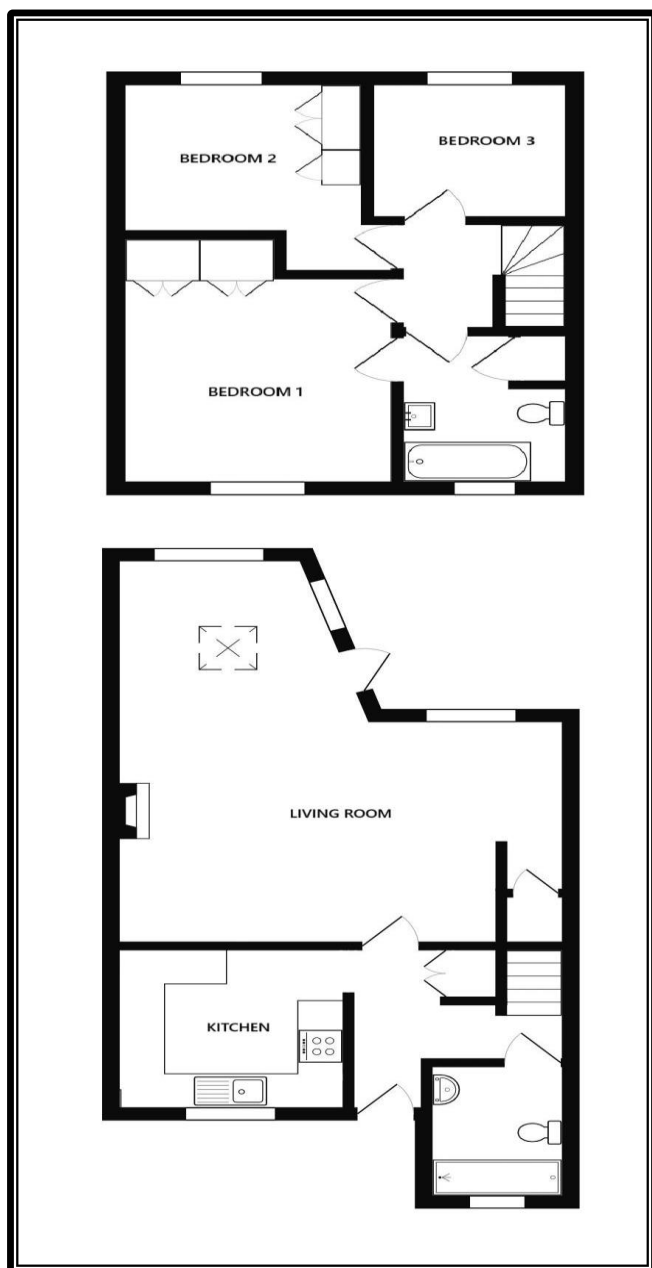
## ACCOMMODATION

### COVERED PORCH:

with bin store; glazed door to:

### ENTRANCE HALL:

Meter cupboard; telephone point; cupboard; opening to:



### KITCHEN: 9' 10" x 9' 4" (2.99m x 2.84m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; inset stainless steel sink; integrated washing machine & tumble dryer; electric double over; electric hob with filter hood over; wall mounted gas fired boiler; space for fridge freezer.

### LIVING ROOM: 21' 2" x 18' 0" (6.45m x 5.48m)

(overall measurements) under-stairs store cupboard; radiators; range of fitted cupboards; electric fire (not tested); glazed door to garden.

### G.F. SHOWER/W.C.:

close coupled W.C.; wash hand basin inset in vanity unit with cabinet beneath; fully tiled shower cubicle with "Mira" electric shower; shaver point; ladder style heated towel rail; extractor fan.

### F.F. LANDING:

trap hatch to roof space.

### BEDROOM 1: 11' 7" x 11' 0" (3.53m x 3.35m)

range of fitted wardrobes; radiator; T.V. aerial point door to "Jack & Jill" style bathroom.

### BATHROOM:

matching suite comprising panelled bath with pedestal wash hand basin; W.C. with concealed cistern; radiator; electric towel rail; medicine cabinet with shaver point and light; airing cupboard housing lagged hot water cylinder and slatted shelving.

### BEDROOM 2: 9' 8" x 8' 4" (2.94m x 2.54m)

the former narrowing to 8' face of fitted wardrobes; radiator.

### BEDROOM 3: 8' 0" x 7' 0" (2.44m x 2.13m)

radiator.

## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN measures approximately 31'5 x 18'9 and has been laid to a combination of patio and lawn with mature trees and shrubs, gateway access. The FRONT GARDEN has been laid to lawn.

### GARAGE & OFF STREET PARKING

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.