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



17 North Way
Felpham, Bognor Regis,
PO22 7BT

£545,000 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 simply find it a relaxing place to be, Felpham has become one of the most favoured locations to live along this part of the South Coast.

Which is where you'll find this **older style detached chalet property**, right in the heart of Felpham Village. The home has undergone significant improvements by the present owners, including **re-fitted kitchen and bathrooms**, all stylishly presented with **wooden shutters** and **feature fireplaces**. Energy-saving **photovoltaic solar panels** have also been installed, along with **new double glazing** fitted approximately two years ago.

The well-stocked garden wraps around three sides of the property, offering various seating areas to enjoy the sunshine throughout the day and recently redesigned in a charming cottage style with brick-edged paths and thoughtfully planted borders.

The proximity of the sea, local shopping facilities, and the flat coastal plain all contribute towards the many attributes of this village. The property occupies a convenient position within **400 yards of the beach and village centre**, with the Leisure Centre and its range of activities and swimming pool just as close. Bognor Golf Club lies a little further afield, while more comprehensive facilities can be found in Bognor Regis town centre, around 1.5 miles to the west.

Certainly, a property well worth viewing. For an appointment, contact **May's**, this could be just what you've been waiting for!

ACCOMMODATION

Composite front door to:

ENTRANCE HALL:

Oak flooring; radiator; double glazed door to garden; meter cupboard; double glazed door to:

KITCHEN: 12' 9" x 12' 0" (3.88m x 3.65m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with compressed slate worktop; matching wall mounted cabinets over; tiled splash back; range of integrated appliances including dishwasher; fridge & freezer; microwave; electric oven; electric hob with filter hood above; "magic" corner cupboard; breakfast bar; "Ideal" combination boiler; door to UTILITY CUPBOARD with space and plumbing for automatic washing machine and tumble dryer; roll edge work top above and wall mounted cabinets over; flat panel wall radiator.

INNER HALL: 9' 10" x 6' 0" (2.99m x 1.83m)

Door to:

LIVING ROOM: 15' 7" x 14' 11" (4.75m x 4.54m)

A double aspect room; high output radiator; TV aerial point; feature Portuguese stone fireplace surround with electric log burner; gas point; door to LOBBY currently utilised as a home office with radiator and composite door to garden.

DINING ROOM: 15' 9" x 11' 9" (4.80m x 3.58m)

Double aspect room; two high out put radiators; log burner; granite hearth with oak mantel and exposed brick;

GROUND FLOOR BEDROOM: 9' 11" x 8' 11" (3.02m x 2.72m)

High output radiator.

G.F. BATHROOM:

Low level W.C.; pedestal wash hand basin; corner shower cubicle with glazed sliding doors and shower mixer; ladder style heated towel rail.

F.F. LANDING:

Door to eaves storage.

BEDROOM 1: 12' 0" x 11' 5" (3.65m x 3.48m)

maximum measurements to face of built in wardrobe cupboards; eaves storage cupboard; radiator.

BEDROOM 2: 12' 9" x 12' 2" (3.88m x 3.71m)

(maximum measurements narrowing to 8'0) "L" shaped room with range of fitted wardrobe cupboards with large hanging rail; high output radiator; trap hatch to roof space.

F.F. SHOWER ROOM/W.C.:

With corner shower cubicle with glazed sliding doors; low level W.C.; wash basin inset in vanity unit with cupboard beneath; ladder style heated towel rail.

OUTSIDE AND GENERAL

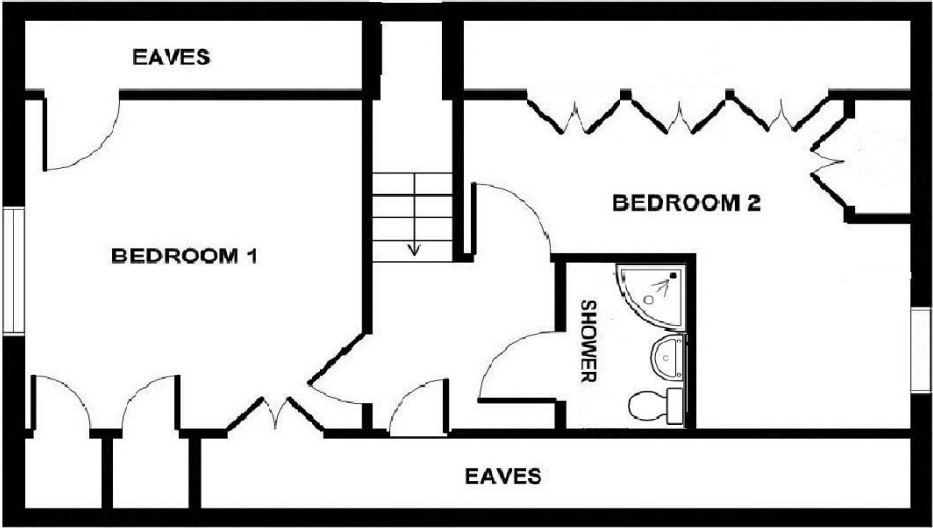
GARDENS

A wrap around garden enclosed by mature hedging, now thoughtfully landscaped in a charming cottage style with brick edged pathways, shaped lawn, and well stocked flower and shrub borders. A patio area adjoins the entrance hall, with a side gate leading to the front drive, where block paving provides parking and access to:

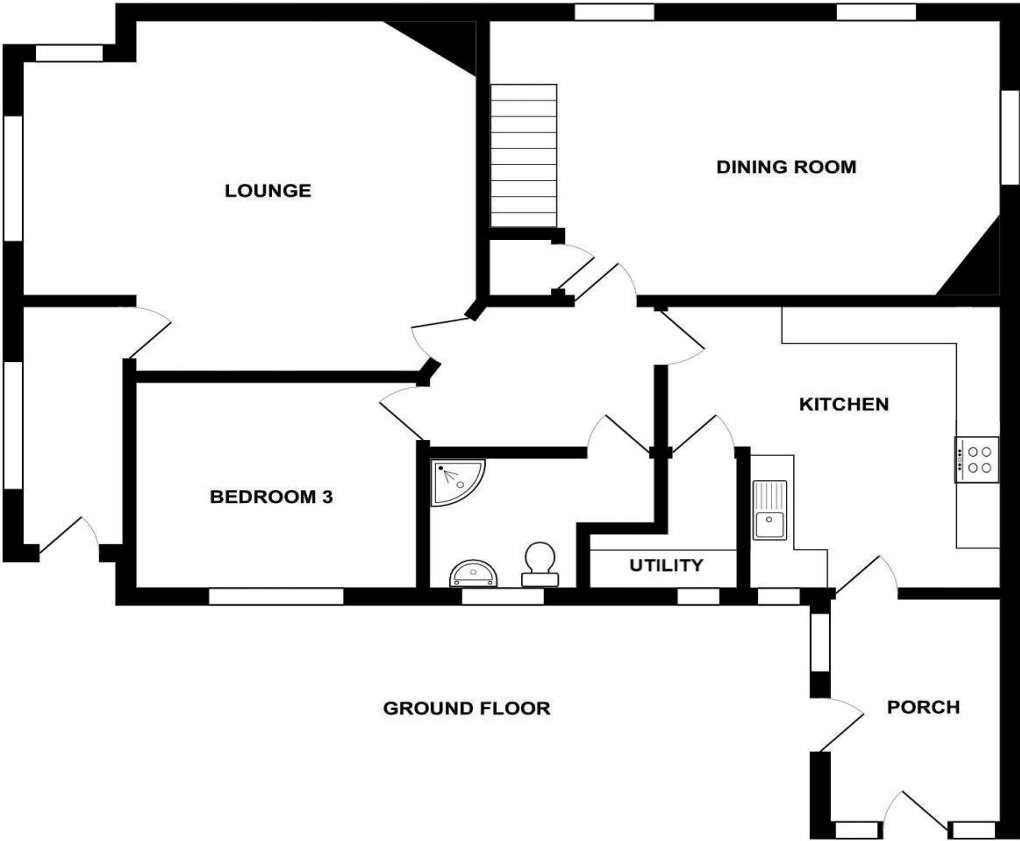
GARAGE: 15' 4" x 8' 8" (4.67m x 2.64m)

With metal up and over door; power and light; personal door to rear.

Directions: From May's village centre office, proceed towards Bognor Regis taking the first turning right into Links Avenue, following this to the cross roads and across into North Way



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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