



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£367,500 Freehold

42 Felpham Way
Felpham, Bognor Regis, PO22 8QT

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More often than not it is the proximity of facilities that dictates ones preferences in property purchases. The proximity of schools, bus services, local shops, and the beach. Well this particular **SEMI-DETACHED HOUSE** ticks all of those boxes, with the location providing access to all of the features listed. Altered over the years, the property boasts an extension to the rear providing an additional dining area, plus a **SEPARATE HOME OFFICE** or as the current owners are utilising it as, a **SALON** with water supply and **separate door** as well as the usual **gas fired central heating, and uPVC framed double glazing**. Add to this a **south facing rear garden**, plus **parking for several vehicles** and the 'desirability factor' keeps rising ! To see whether this property is as good as it sounds contact **May's** for an appointment to view - after all, you won't know until you look inside !

ACCOMMODATION

ENTRANCE PORCH:
stained glass door to:

HALL:
radiator; under stairs storage cupboard; herringbone parquet flooring; door to:

SITTING ROOM: 13' 10" x 12' 5" (4.21m x 3.78m)
(maximum measurements) radiator; working open fire with surround; herringbone parquet flooring.

FAMILY ROOM: 12' 8" x 10' 10" (3.86m x 3.30m)
herringbone parquet flooring; opening to:

DINING AREA: 17' 7" x 8' 0" (5.36m x 2.44m)
radiator; sliding double glazed door to rear garden; opening to:

KITCHEN: 8' 10" x 7' 6" (2.69m x 2.28m)
(maximum measurements over units) range of floor standing drawer and cupboard units having worktop, splash backs and matching wall mounted cabinets over; inset sink; appliance space; cupboard housing gas fired combination boiler (installed Oct 2023).

SEPARATE W.C.:
close coupled W.C.; wash hand basin.

F.F. LANDING:
trap hatch to roof space with ladder.

BEDROOM 1: 14' 5" x 11' 2" (4.39m x 3.40m)
radiator.

BEDROOM 2: 12' 9" x 11' 0" (3.88m x 3.35m)
radiator; wash basin inset in vanity unit with twin cabinets beneath; airing cupboard housing lagged hot water cylinder fitted immersion heater and slatted shelving.

BEDROOM 3: 7' 8" x 7' 3" (2.34m x 2.21m)
plus door recess. radiator.

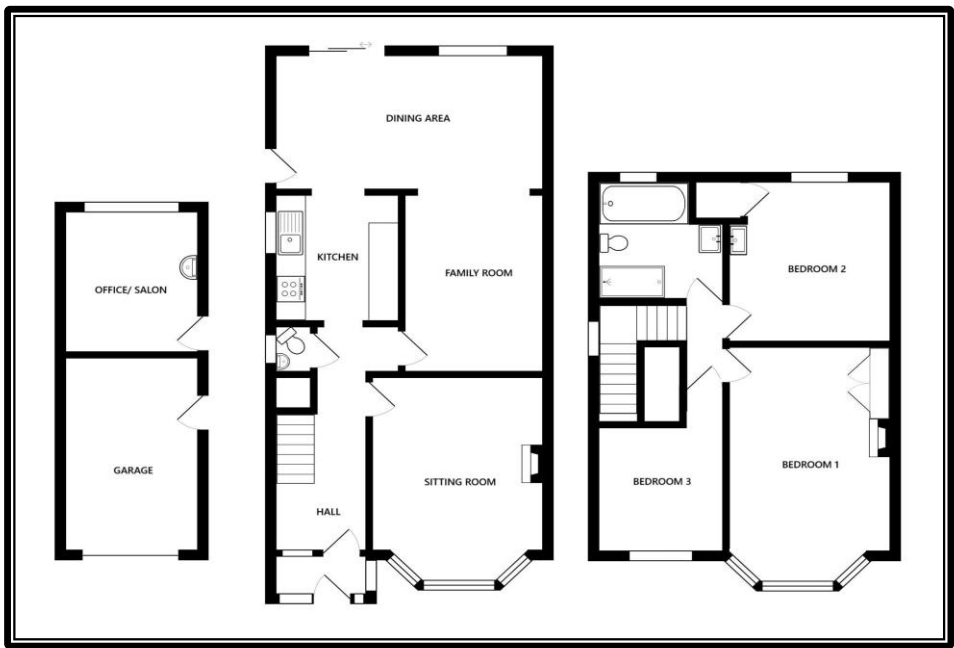
BATHROOM:
fully tiled with matching suite comprising of panelled bath with mixer tap and hand held shower attachment; close coupled W.C.; wash hand basin inset in vanity unit with twin drawer beneath; separate shower cubicle with glazed screen and "Mira" electric shower; ladder style heated towel rail; extractor fan.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN faces roughly south and is laid principally to lawn with access leading to the FRONT GARDEN which provides parking for a number of vehicles.

OFFICE/SALON: 10' 7" x 8' 0" (3.22m x 2.44m)
power and light; sink with "Triton" electric hot water heater;

GARAGE: 18' 0" x 9' 0" (5.48m x 2.74m)
metal up and over door; power and light; personal door to side.



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.