

For a traditional, personal and professional service

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



16 Grassmere Close
Felpham, Bognor Regis,
PO22 7NU

£329,950 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

"Sussex is certainly a happy place and Felpham in particular is the sweetest spot on earth" Thus said William Blake (1757-1827). Not perhaps the way one might describe the village now but certainly it is still a village with a unique atmosphere and its own "heart". And situated right in that "heart" is this development of **GEORGIAN STYLE HOUSES**, built in the 1960's in the shadow of the Norman Church, set in a "horseshoe" style raised crescent, and proving equally as popular in the 21st Century. The property is located within walking distance of local shops and the beach whilst historic cities of Chichester and Arundel are a short drive away. This particular example can best be described as 'in need of modernisation', however, the windows are of **uPVC double glazed design, whilst there is gas fired central heating by radiators**. Priced to reflect the presentation, why not telephone **May's** for an appointment to view. This is an opportunity to acquire a village centre property and make your own mark.

ACCOMMODATION

ENTRANCE HAL:

Radiator; glazed door to:

LIVING ROOM: 27' 6" x 13' 10" (8.38m x 4.21m)
Overall measurements.

SITTING AREA: 16' 0" x 13' 10" (4.87m x 4.21m)
the former into wide bay. Central 'Adam style' fireplace surround, with fitted electric flame effect fire; understairs storage/meter cupboard; TV aerial point; opening to:

DINING SECTION: 10' 8" x 9' 7" (3.25m x 2.92m)
Double radiator; uPVC framed double glazed double doors =to Garden; glazed door to:

KITCHEN: 9' 10" x 8' 6" (2.99m x 2.59m)
(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; integrated electric oven with gas hob and cooker hood over; space for fridge/freezer; uPVC framed double glazed door to Garden.

FIRST FLOOR LANDING:

Accessed via chair lift and staircase; cupboard housing gas fired boiler plus slatted shelving; trap hatch to roof space.

BEDROOM 1: 14' 9" x 11' 9" (4.49m x 3.58m)

(the former into wide bay). Double built in wardrobe cupboard; radiator.

BEDROOM 2: 10' 0" x 9' 8" (3.05m x 2.94m)

Plus door recess; double built in wardrobe cupboard; radiator.

BEDROOM 3: 9' 2" x 6' 6" (2.79m x 1.98m)

the former reducing to 6'10. Built in wardrobe cupboard; radiator.

SHOWER ROOM:

With glazed walk-in cubicle and electric shower; wash basin inset in vanity unit; heated towel rail; part tiled walls.

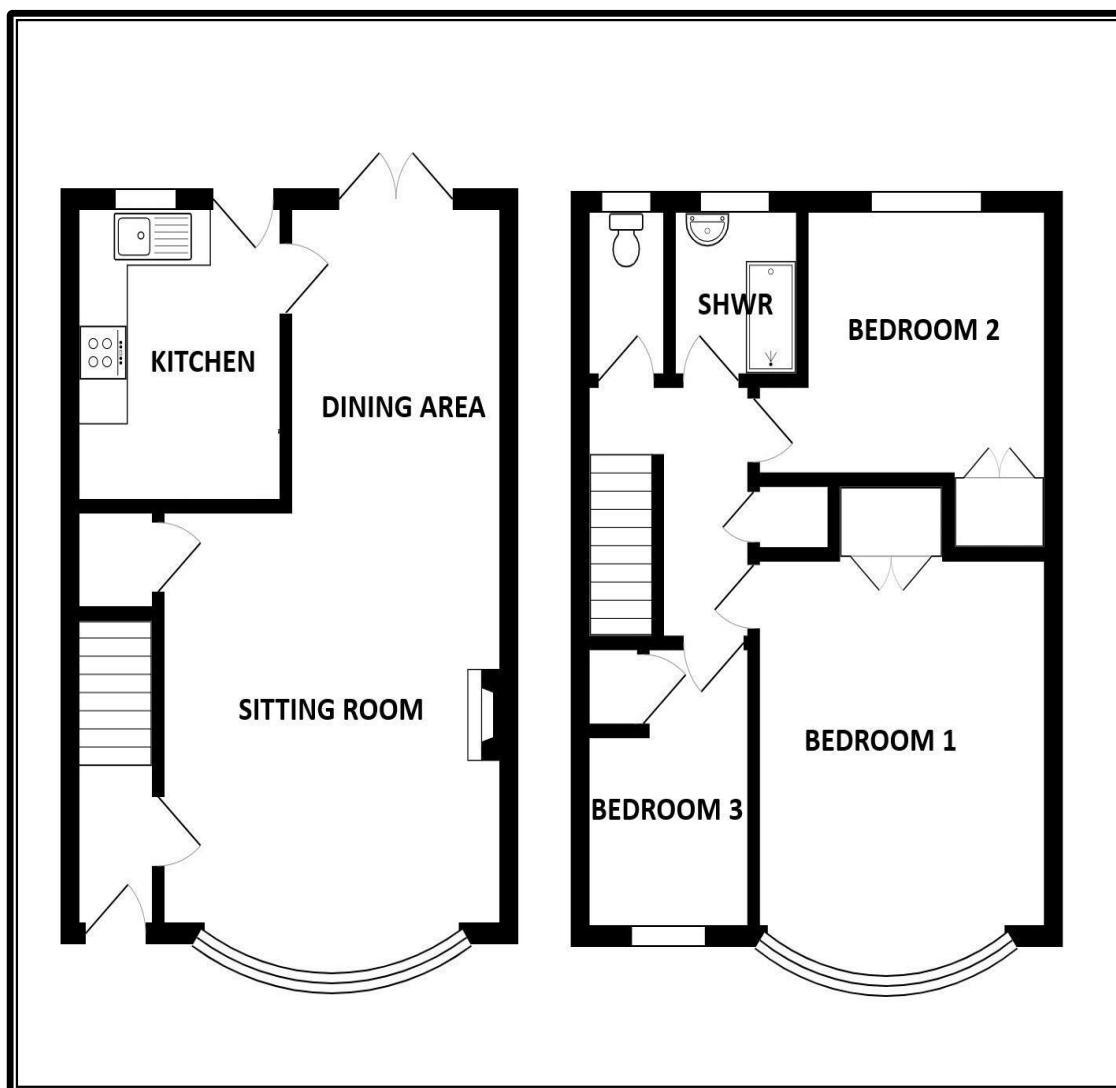
GARDENS:

The REAR GARDEN faces roughly west and has a maximum depth extending to some 48 ft with a width of approximately 19 ft or thereabouts. The area has been designed for ease of maintenance being mainly paved with shrub borders and central gravel bed. A gate to the rear provides access to the garage compound. **TIMBER SUMMER HOUSE** **TIMBER GARDEN STORE**. The FRONT GARDEN is of open plan design, laid principally to lawn with rose, flower and shrub border.

GARAGE:

Located in nearby compound.

Directions: From May's village centre office proceed towards the Church, turning left into Grassmere Close. Take the second right just before the car park and the property will be seen on the left hand side, up the steps, within the "elevated horseshoe" in the lee of the Church itself





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.