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



17 Flansham Park
Felpham, Bognor Regis,
PO22 6QD

Offers in the Region Of £365,000 Freehold

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Built in the 1970's this archetypal **ALMOST DETACHED FAMILY HOME** has been modernised over varying stages through the years, but is now primed and ready for the next phase of its life. Offering **4 Bedrooms** and a generous Living Room the property also has **gas fired central heating and uPVC framed double glazed windows**. Add to this artificial lawns to front and rear plus a **Garage and driveway** providing parking for a number of vehicles - surely a benefit for the growing family. Located on the matured Flansham Park estate the estate is conveniently located for access either to the villages of Felpham and Middleton with easy access to the wider facilities of Bognor and Chichester. If this sounds of interest to you then contact **May's** for an appointment to view - this could be the start of the next chapter of the house's history.

ACCOMMODATION

(the former reducing to face of double built in wardrobe cupboard; radiator.

ENTRANCE PORCH::

OF uPVC framed double glazed construction with further uPVC framed door to:

BEDROOM 3: 7' 6" x 6' 10" (2.28m x 2.08m)

Double built in wardrobe cupboard; radiator.

ENTRANCE HALL:

Cloaks hanging cupboard; radiator.

BEDROOM 4: 8' 9" x 7' 0" (2.66m x 2.13m)

narrowing to face of built in wardrobe cupboard; radiator.

CLOAKROOM:

Fully tiled with close coupled W.C.; wash basin inset in vanity unit; radiator.

BATHROOM/W.C.:

Fully tiled with matching white suite of panelled bath having independent shower mixer and rail; close coupled W.C.; wash basin inset in vanity unit; radiator; mirrored medicine cabinet.

LIVING ROOM: 18' 10" x 17' 10" (5.74m x 5.43m)

(the former narrowing to 12'10). A double aspect room with uPVC framed door to patio and garden; 2 radiators; door to:

OUTSIDE AND GENERAL

KITCHEN: 12' 0" x 9' 2" (3.65m x 2.79m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged work top and tiled splash backs over; inset stainless steel sink; space and plumbing for washing machine; integrated electric oven, gas hob and overhead cooker hood (not tested); cupboard housing gas fired boiler;; space for fridge freezer; radiator; uPVC framed door to side access.

GARAGE: 17' 2" x 8' 1" (5.23m x 2.46m)

Having metal up and over door plus personal door to side.

LANDING:

Trap hatch to roof space; airing cupboard.

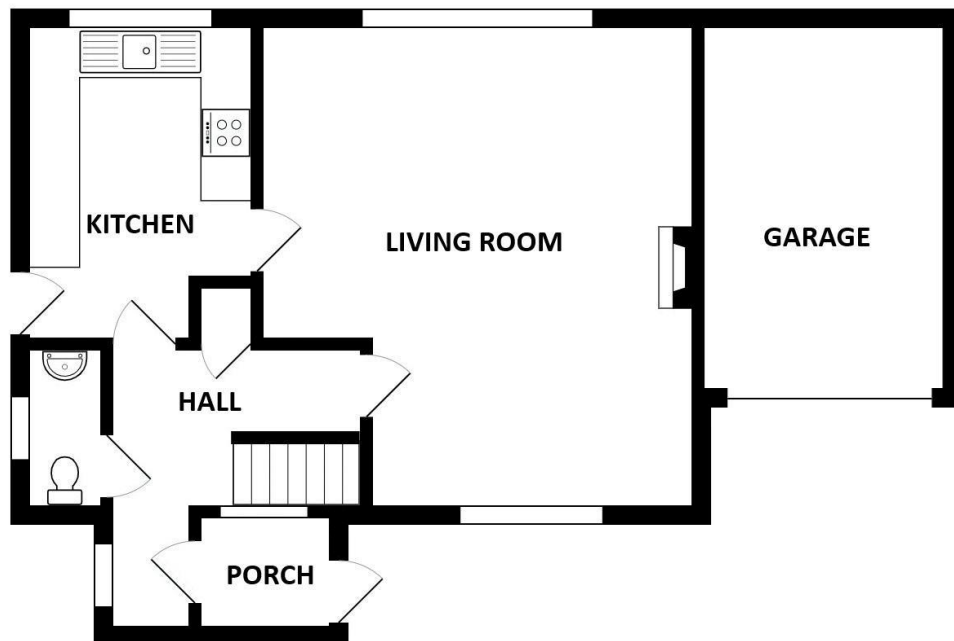
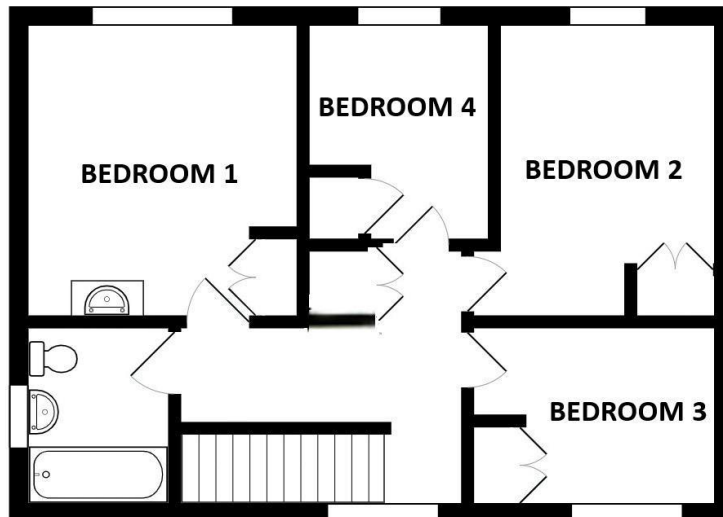
GARDENS:

The **REAR GARDEN** has a depth approaching 40 ft and a similar width, with the area being laid primarily to artificial lawn and surrounded by rose, flower and shrub borders. A paved patio adjoins the house whilst a path leads along the side of the house to the **FRONT GARDEN** which is of open plan design again laid to artificial lawn and surrounded by flower and shrub borders with tarmac drive to Garage.

BEDROOM 1: 11' 8" x 10' 8" (3.55m x 3.25m)

Double built in wardrobe cupboard; wash basin; radiator.

BEDROOM 2: 11' 6" x 8' 6" (3.50m x 2.59m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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.