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



3 Broomcroft Road
Felpham, Bognor Regis,
PO22 7NJ

Offers in Excess of £649,950 Freehold

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It is rare for this agent to find a property that has been as well maintained as this **DETACHED FAMILY HOME**, located on the private marine Summerley Estate. Built approximately 50 years ago to a high standard, those standards have been continued throughout the occupation of the present owners, a period approaching 30 years. Adapted over recent times to provide flexible living accommodation, the property offers 3 first floor double bedrooms, plus a ground floor bedroom/2nd Sitting Room along with a ground floor Shower Room/W.C.. A modern Kitchen is augmented by a Utility Room whilst the 25 ft overall Living Room provides dedicated Sitting and Dining Areas. A carefully tended garden (70 ft to the rear) completes the 'package'.

Felpham village centre is approximately 3/4 of a mile away with its local shopping facilities, sailing club, schools, pubs and cafes, whilst the busier centres of Bognor Regis, Chichester, Worthing and Brighton are all within reach. If you are looking for a property 'ready to move into', but with the opportunity of making some changes to suit individual requirements, then why not contact **Mays** for an appointment to view - see for yourself just how flexible and spacious this property really is.

ENTRANCE PORCH:

With uPVC framed double glazed door; quarry tiled floor; further door to:

ENTRANCE HALL:

Double cloaks hanging cupboard; understairs storage cupboard; radiator.

G.F. SHOWER ROOM:

Fully tiled cubicle with glazed pivot door and electric shower unit; close coupled W.C.; pedestal wash basin; radiator; fan assisted convector heater; extractor fan.

G.F. BEDROOM/2nd SITTING ROOM: 15' 4" x 9' 6" (4.67m x 2.89m)

(narrowing to 8'8). Radiator; meter cabinet.

SITTING ROOM: 15' 3" x 13' 0" (4.64m x 3.96m)

A double aspect room, south and west with central 'Minster' fireplace surround having fitted gas fire (not tested); skirting radiators; opening to:

DINING ROOM: 13' 0" x 10' 3" (3.96m x 3.12m)

Another double aspect room with skirting radiators; uPVC framed double glazed double doors to patio and garden; part glazed door to:

KITCHEN: 16' 4" x 9' 0" (4.97m x 2.74m)

(maximum measurements over units). Range of 'shaker' style units having drawers and cupboards with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; range of integrated appliances including dishwasher, electric double oven with warming drawer, gas hob and overhead cooker hood; space for fridge/freezer; radiator; part glazed door to:

UTILITY ROOM: 8' 10" x 5' 3" (2.69m x 1.60m)

Inset stainless steel sink in roll edged worktop having twin cabinet beneath plus space for washing machine and tumble drier; wall mounted storage cabinets; gas fired boiler; radiator; quarry tiled floor; uPVC framed double glazed door to Garden.

LANDING:

Walk-in wardrobe store; shelved store; trap hatch to large roof space with loft ladder.

BEDROOM 1: 13' 6" x 12' 4" (4.11m x 3.76m)

A south facing room with twin range of double built in wardrobe cupboards plus further single; radiator.

BEDROOM 2: 13' 6" x 11' 3" (4.11m x 3.43m)

Pedestal wash basin; radiator.

BEDROOM 3: 11' 6" x 10' 6" (3.50m x 3.20m)

Radiator.

BATHROOM: 9' 0" x 8' 0" (2.74m x 2.44m)

Maximum measurements. Matching white suite of panelled bath having mixer tap and hand held attachment plus fully tiled surround; wash basin inset in vanity unit; shaver point; airing cupboard; radiator; fan assisted convector heater.

SEPARATE W.C.:

With close coupled suite; radiator.

OUTSIDE AND GENERAL

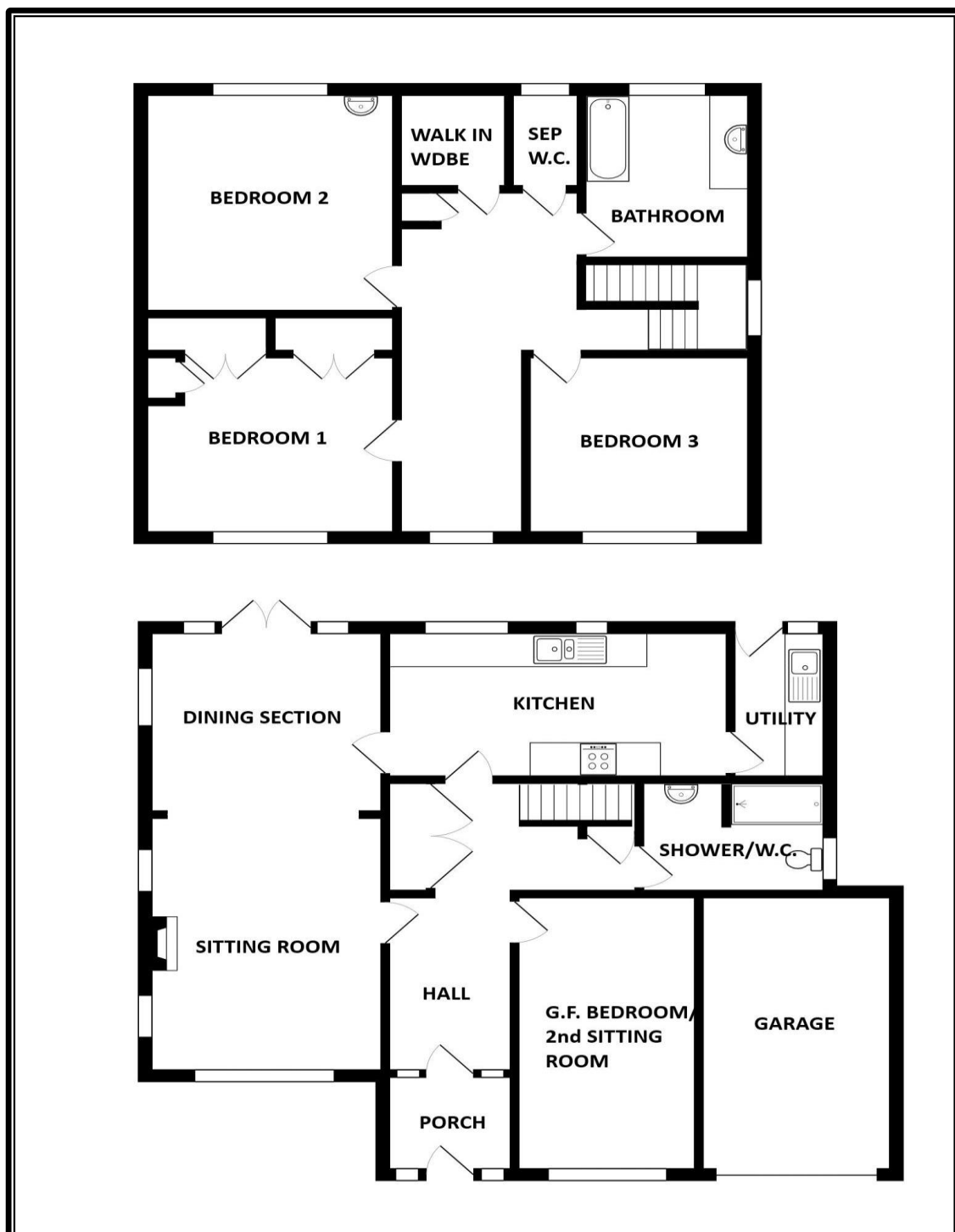
GARAGE: 15' 10" x 7' 6" (4.82m x 2.28m)

Having power and light plus electrically operated roller door.

Cont.....

GARDENS:

The gardens are a feature of the property having been carefully maintained over the years, the **REAR** having a depth extending to some 70 ft and a width of approximately 55 ft or thereabouts. This area has been landscaped to incorporate a paved patio, and lawn surrounded by flower and shrub borders plus matured trees providing significant seclusion. A **TIMBER SUMMER HOUSE** sits to one corner with a **GARDEN SHED**, tucked behind. The **FRONT GARDEN** is again laid to lawn and surrounded by flower and shrub borders with a tall shrub hedge forming the front boundary. A concrete driveway leads to the Garage and provides further off-street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.