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



9 Walberton Close
Felpham, Bognor Regis,
PO22 8HZ

£425,000 Freehold

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A flat coastal plain. Accessibility to main shopping areas of Bognor Regis, Chichester, Worthing and Brighton. The proximity of the sea and Downland – what better ingredients for a property location ? Felpham has become popular over the years for just these reasons and as a result much of the development during the 1960's and early 1970's catered for this demand. This **LINK DETACHED BUNGALOW** is just one such product. Built in the 1960's and **significantly improved over recent years**, the property now boasts **gas fired central heating by radiators, replacement uPVC framed double glazed windows**, plus **re~fitted Kitchen and Bathroom**. Add to this the addition of a **second W.C.**, replacement internal doors and tasteful redecoration plus the provision of a substantial **GARDEN CHALET/SUMMER HOUSE** along with garden landscaping and surely this provides sufficient incentive to contact **May's** for an internal inspection - you will need to take a look inside to fully appreciate the presentation.

ACCOMMODATION

ENTRANCE HALL:

Trap hatch to insulated roof space; meter/storage cupboard; airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving.

LOUNGE/DINING ROOM: 22' 0" x 14' 7" (6.70m x 4.44m)

Overall, narrowing to 12'6. A double aspect room south and east; high output radiator; TV aerial point.

KITCHEN: 11' 0" x 9' 0" (3.35m x 2.74m)

(Maximum measurements). Range of recently fitted floor standing drawer and cupboard units with tiled splash backs and matching wall mounted cabinets above; inset sink; 'Cuisine Master' range cooker with extractor hood over; integrated appliances including fridge/freezer, dishwasher; automatic washing machine; cupboard housing gas fired boiler; fitted wine rack; uPVC framed double glazed door to side

BEDROOM 1: 13' 6" x 11' 9" (4.11m x 3.58m)

plus door recess. Double built in wardrobe cupboard; vertical radiator; T.V. aerial point. uPVC framed double glazed double doors to garden.

BEDROOM 2: 12' 8" x 9' 10" (3.86m x 2.99m)

reducing to face of built in wardrobe cupboards; radiator; TV aerial point; uPVC framed double glazed double doors to garden.

BATHROOM/W.C.:

White suite of panelled bath with electric shower unit, fully tiled surround and glazed screen; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; combination radiator/heated towel rail; ceramic tiled floor.

SEPARATE W.C.:

Low level suite.

GARDENS:

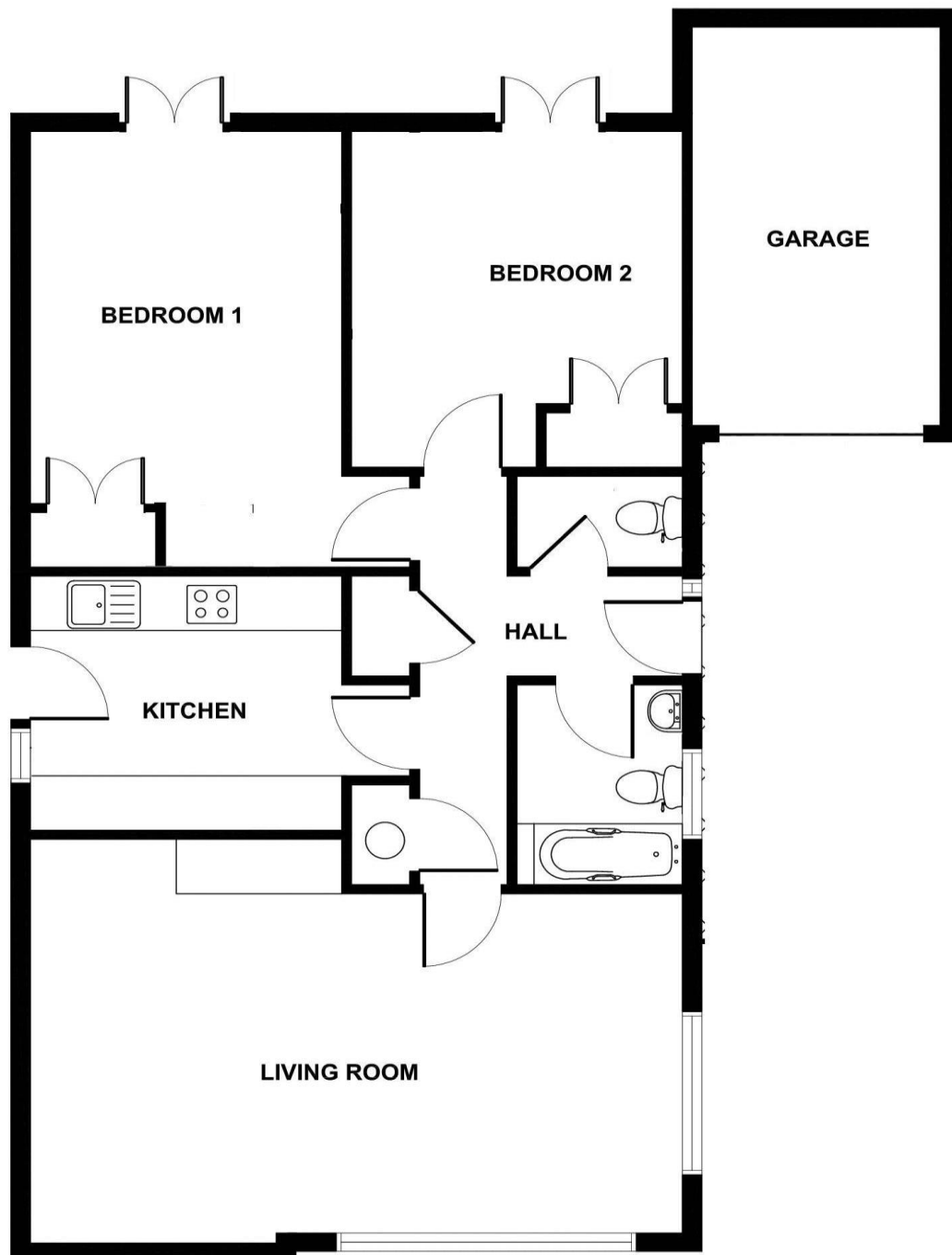
The **REAR GARDEN** has been the subject of recent landscaping, with a depth extending to some 36 ft and a similar width. The area is laid to a combination of paved patio and lawn, with pebbled and stepping stone pathways leading along the side and to **SUBSTANTIAL SUMMER HOUSE** (12'0 x 9'0 approx) whilst a similar sized **TIMBER GARDEN STORE** sits to the side.

The **FRONT GARDEN** has been landscaped to reflect the nearby beach with a gravelled area providing additional **OFF-STREET PARKING**, with inset pebbled area featuring upright 'breakwater' style posts. A brick paved driveway leads in turn to:

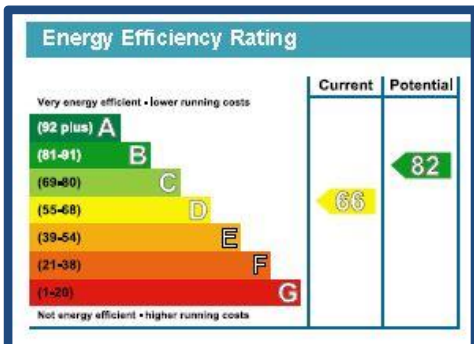
GARAGE: 17' 3" x 7' 2" (5.25m x 2.18m)

Power and light; up and over door>

Directions: From May's village centre office proceed north to the traffic lights and across into Downview Road. Take the first right into George IV Walk and fork left into Mornington Crescent. Take the third left into Binstead Avenue and then right into Walberton Close where the property will be seen on the left.



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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.