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



23 Whitelands
Felpham, Bognor Regis,
PO22 8JG

£525,000 Freehold

www.maysagents.co.uk



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If you are looking for a property that has spacious accommodation, and is light and airy, this **EXTENDED DETACHED BUNGALOW** might just be for you. Built some 60 years ago, the property has undergone significant changes over that time. **including replacement Kitchen and Bathroom fittings, updated gas fired central heating, uPVC framed Double Glazing, solar panels providing an income, plus the extensions providing separate Dining Room and a large Master Suite of Bedroom, Dressing Area and Shower Room.** Add to this south facing landscaped gardens, surrounded by quality fencing, providing privacy and a feeling of security.

Situated to the north of Felpham Village, the bungalow lies within 400 yards of Bognor Regis Golf Club, whilst the village centre and Beach are within approximately 1/2 a mile away. For an opportunity to view this individually modified property, call **May's** - see if you think it is as impressive as this agent found it to be.

ACCOMMODATION

ENTRANCE PORCH:

Of uPVC framed leaded light double glazed construction with ceramic tiled floor; further uPVC framed double glazed door to:

ENTRANCE HALL:

Radiator; airing cupboard; ceiling mounted air circulation system; double doors to:

SITTING ROOM: 18' 4" x 14' 9" (5.58m x 4.49m)

A double aspect room, south and west, with central tiled fireplace feature; radiator; TV aerial point; uPVC framed tilt and slide double glazed door to patio and garden; further door to:

DINING ROOM: 21' 0" x 7' 10" (6.40m x 2.39m)

2 radiators; TV aerial point; built in storage cabinet; hatch to:

KITCHEN: 11' 2" x 9' 0" (3.40m x 2.74m)

Range of floor standing drawer and cupboard units with laminate worktop, tiled splash backs and wall mounted cabinets over; 'kick plate' lighting; under unit lighting; inset polycarbonate sink; range of integrated appliances including double oven, ceramic hob, dishwasher and washing machine; trap hatch to roof space; uPVC framed double glazed door to covered courtyard.

MASTER SUITE: 21' 0" x 12' 3" (6.40m x 3.73m)

Overall measurements.

BEDROOM: 11' 2" x 10' 6" (3.40m x 3.20m)

Radiator; wall light points; step to:

DRESSING AREA: 12' 6" x 10' 0" (3.81m x 3.05m)

With extensive range of fitted wardrobe cupboards.

EN-SUITE SHOWER/W.C.:

Fully tiled with glazed cubicle having Aqualisa shower mixer; wash basin inset in vanity unit;; low level W.C.; ladder style heated towel rail; extractor fan.

BEDROOM 2: 9' 8" x 9' 3" (2.94m x 2.82m)

plus door recess. Range of fitted wardrobe cupboards; wash basin inset in vanity unit.

BEDROOM 3/STUDY: 8' 6" x 8' 6" (2.59m x 2.59m)

With cupboard housing gas fired boiler; radiator.

BATH/SHOWER ROOM: 12' 0" x 6' 6" (3.65m x 1.98m)

Fully tiled with matching white suite of panelled bath; corner shower cubicle; wash basin in vanity unit; low level W.C.; ladder style heated towel rail.

CLOAKROOM:

Low level W.C.; wash basin; radiator; part tiled walls.

GARAGE: 20' 3" x 9' 3" (6.17m x 2.82m)

Having power and light plus personal door to side.

COVERED LOBBY: 15' 0" x 4' 0" (4.57m x 1.22m)

With power.

GARDENS:

The main area of garden lies to the south and west of the property having maximum measurements extending to a width of some 84 ft and a depth of 42 ft or thereabouts. The area is laid principally to shaped lawn having flower and shrub borders, all enclosed by quality lapped timber fencing. A further area to the western side of the bungalow is laid to lawn with paved pathway and gravel beds, plus power and light, leading to:

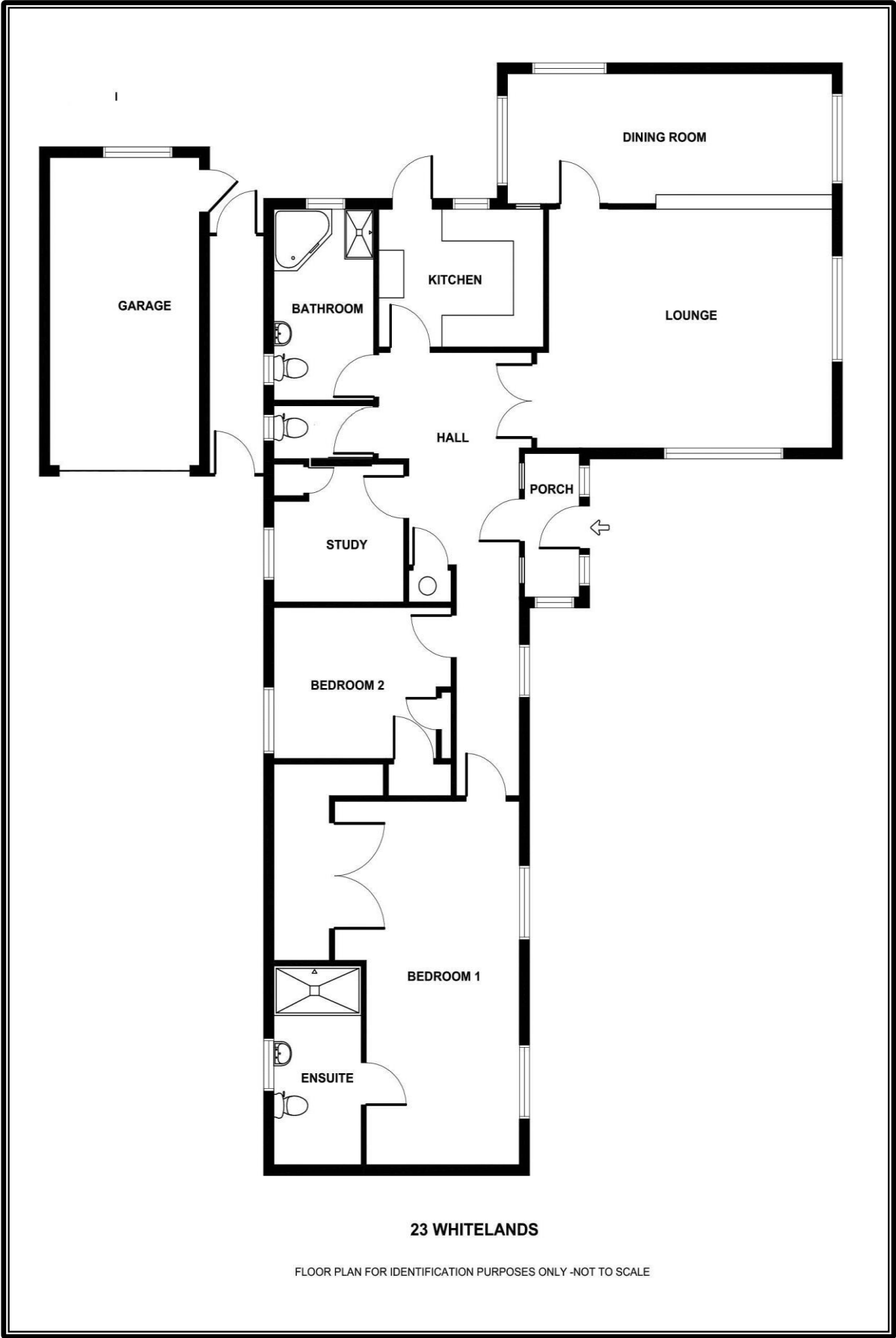
DRIVEWAY: 60' 0" x 13' 0" (18.27m x 3.96m)

Providing parking for a number of vehicles and enclosed by electrically operated double side hung timber gates.

COURTYARD:

To the east of the property is an enclosed paved area, partly covered providing a sheltered drying area with access from the Kitchen.

Directions: From May's village centre office proceed north to the traffic lights and across into Downview Road. Take the third right into Whitelands where the property will be found on the far corner of Lindsey Court.





Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current	Potential
A	82 plus		
B	81-81		
C	69-80		
D	55-68	74	85
E	39-54		
F	21-38		
G	1-20		

Not energy efficient - higher running costs