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Offers in Excess of £475,000 Freehold

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A DELIGHTFUL FAMILY HOME WITH A LARGE GARDEN, JUST A SHORT STROLL FROM THE BEACH, TRAIN STATION & LOCAL AMENITIES

This **DETACHED THREE-BEDROOM FAMILY HOME** occupies a generous **QUARTER-ACRE** plot in the heart of sought-after Felpham Village. The property offers buyers the ideal balance of being ready to move into whilst also presenting excellent scope for updating or further development, making full use of its impressive **61-metre (200ft) west-facing garden**.

Ideally positioned just **400 metres from Felpham village** centre and within **easy walking distance of the beach**, the home also benefits from proximity to both well-regarded **primary and secondary schools**. One of its standout features is the **expansive rear garden**, which gently slopes down to the Rife, creating a **tranquil and private setting** where you can enjoy occasional visits from ducks and swans.

The area is exceptionally well connected, with Bognor Regis close by for a wide choice of shops including Tesco, M&S and Sainsbury's, as well as direct **trains to London Victoria**. For leisure, you'll find the **South Downs National Park**, **Goodwood Estate**, and the historic towns of **Arundel** and **Chichester** all within 10 miles.

This home offers a combination of space, lifestyle and location, making it a great opportunity in this highly desirable village. **Viewings are strongly recommended.**

PROPERTY HIGHLIGHTS: 3 good-sized bedrooms, study, family bathroom, large living room and separate dining room, laundry / utility room, large kitchen, off-street parking for multiple vehicles, caravan or boat.

ACCOMMODATION

COVERED PORCH:

Door to:

ENTRANCE LOBBY:

Radiator; door to:

UTILITY ROOM:

Range of drawer and cupboard units with work top above, matching upstands, and wall mounted cabinets over; butler sink; space and plumbing for washing machine; replacement gas fired combi boiler.

ENTRANCE HALL:

Understairs cupboard; meter box housing electric meter and consumer unit; door to side passage 2 radiators; opening to:

DINING ROOM: 11' 10" x 10' 0" (3.60m x 3.05m)

Radiator.

SITTING ROOM: 14' 0" x 13' 4" (4.26m x 4.06m)

(maximum measurements) T.V. aerial point; telephone point; radiator; fireplace with surround.

KITCHEN: 12' 9" x 9' 10" (3.88m x 2.99m)

(maximum measurements over units). range of floor standing drawer and cupboard units having worktop, tiled splash backs and wall mounted cabinets above; inset stainless steel sink; space for range style cooker; space for fridge/freezer; radiator.

FIRST FLOOR LANDING:

Radiator; airing cupboard; trap hatch to roof space.

BEDROOM 1: 15' 0" x 13' 5" (4.57m x 4.09m)

Radiator.

BEDROOM 2: 11' 10" x 10' 0" (3.60m x 3.05m)

Radiator.

BEDROOM 3: 12' 0" x 9' 10" (3.65m x 2.99m)

Radiator; wash basin.

STUDY: 6' 10" x 5' 9" (2.08m x 1.75m)

(Maximum measurements of L shaped room) Internet point.

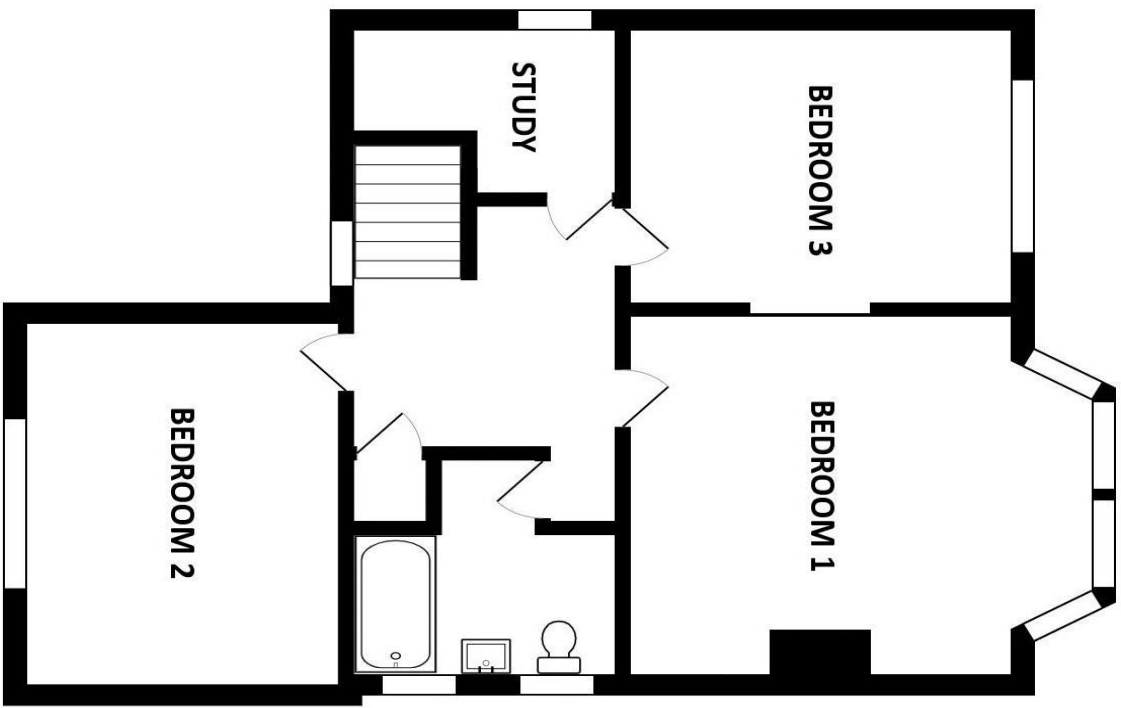
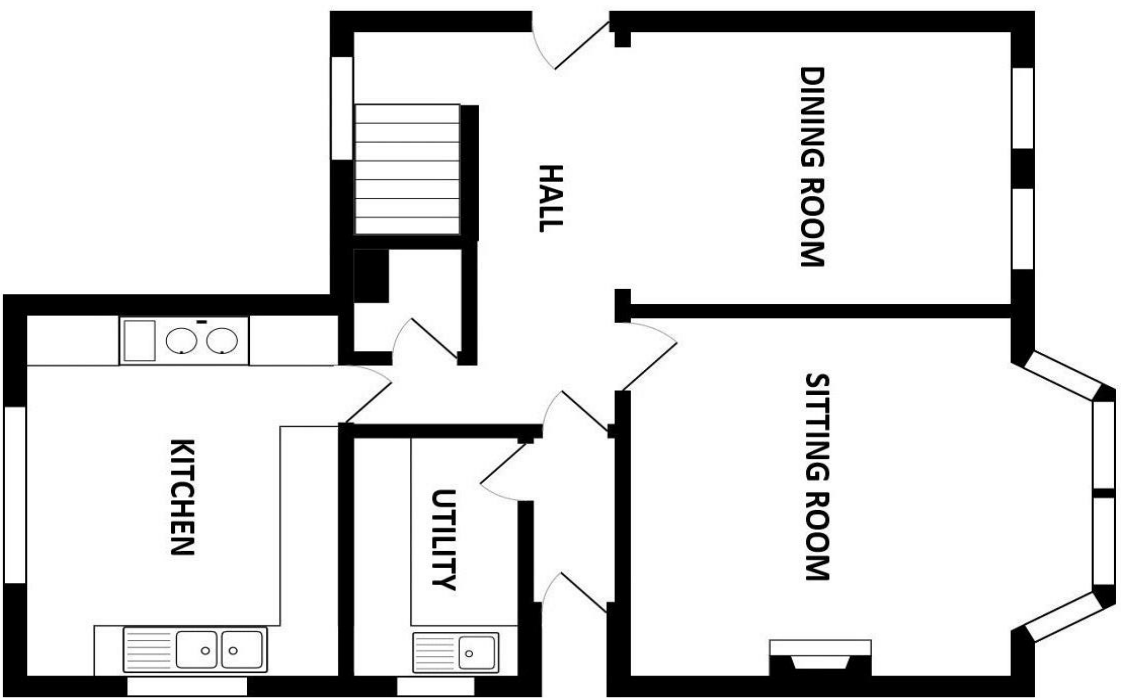
BATHROOM:

matching suite comprising panelled bath with mixer tap, hand held shower attachment and independent shower; tiled walls; close coupled W.C.; pedestal wash hand basin; two heated towel rails.

OUTSIDE AND GENERAL

GARDENS: 200' 0" x 45' 0" (60.91m x 13.71m)

Sitting on a plot size of just under a quarter of an acre, the REAR GARDEN is a real feature of this property. Facing roughly west, it has an approximate depth of 200ft with a width of some 45ft or thereabouts (60.91m x 13.71m). Laid principally to lawn, the garden includes a number of outbuildings together with a driveway leading to an area of hardstanding at its centre, providing ample space for multiple vehicles or larger items such as a motorhome or boat. To the far end, the garden continues down towards the banks of the Rife. The FRONT GARDEN is again laid principally to lawn with mature trees providing a degree of privacy.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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