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



12 Derwent Grove
Felpham, Bognor Regis,
PO22 8NE

£445,000 Freehold

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Tucked into the corner of this residential cul-de-sac is this **DETACHED FAMILY HOME** much improved and extended over the years by the present owner to provide versatile accommodation of spacious proportions. If length of occupation is a sign of the quality of lifestyle offered by this property then the **40 years plus of ownership** by this family must surely confirm this. A recently installed **contemporary styled bathroom, a 20 ft Kitchen Dining Room, a double glazed south facing Garden Room plus a Utility Room** extension contribute to the overall attractions of the property, whilst **gas fired central heating and uPVC framed double glazing** are also installed. If this sounds like the sort of property that might suit your purposes then contact **May's** for an appointment to view, perhaps you could be the owner for the next 40 years!!

ACCOMMODATION

COVERED PORCH:

With uPVC framed double glazed leaded light door to:

ENTRANCE HALL:

Radiator; cloaks storage cupboard.

CLOAKROOM:

Low level W.C.: corner wash basin; radiator.

SITTING ROOM: 13' 6" x 11' 8" (4.11m x 3.55m)

With feature fireplace having gas point; radiator; full width bow window with seating/display area; wall light points.

KITCHEN/DINING ROOM: 18' 2" x 11' 2" (5.53m x 3.40m)
(maximum measurements over units). Extensive range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink unit; space and plumbing for dishwasher; space for range cooler, plus American style fridge/freezer; arch way opening to:

UTILITY ROOM: 5' 2" x 5' 2" (1.57m x 1.57m)

With fitted storage cupboards; space and plumbing for washing machine; porthole window; glazed folding doors to:

GARDEN ROOM: 18' 4" x 9' 3" (5.58m x 2.82m)

Of uPVC framed double glazed construction on brick plinth with solid pitched roof having 'velux' roof lights; 2 radiators; power and light; uPVC framed double glazed double doors to Garden; further sliding doors to Kitchen/Dining Room.

LANDING:

With trap hatch and ladder to insulated and boarded roof space with gas fired boiler.

BEDROOM 1: 12' 9" x 10' 9" (3.88m x 3.27m)

(maximum measurements). With triple built in wardrobe cupboards, plus further range of fitted wardrobes and drawers; radiator.

BEDROOM 2: 10' 8" x 10' 6" (3.25m x 3.20m)

Radiator.

BEDROOM 3: 9' 9" x 7' 3" (2.97m x 2.21m)

'L' shaped with the former reducing to 6'2. Built in wardrobe store; radiator.

BATH/SHOWER ROOM:

Recently re-fitted in a contemporary style with free-standing bath having mixer tap and hand held shower attachment; close coupled W.C. with concealed cistern; wash basin inset in vanity nit; fully tiled shower cubicle with independent mixer and glazed sliding door; in walls fully tiled; extractor fan.

OUTSIDE AND GENERAL:

HOBBIES ROOM: 13' 4" x 7' 6" (4.06m x 2.28m)

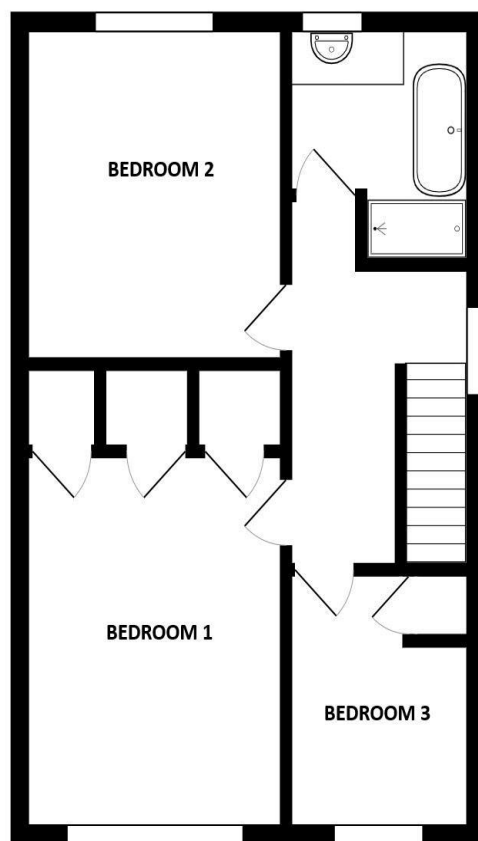
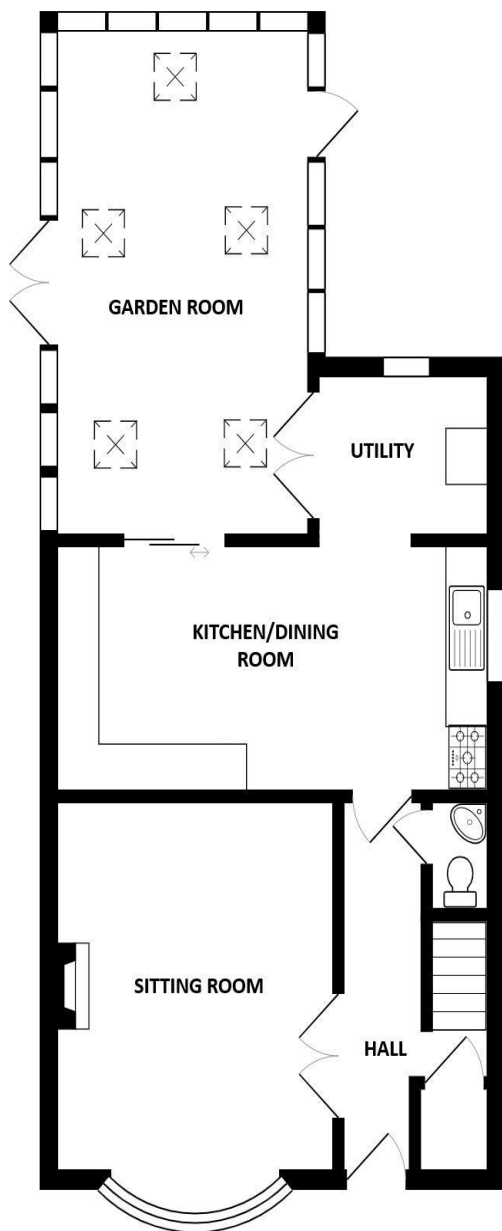
OF timber framed construction and recently utilised as a CRAFTING ROOM with power and light.

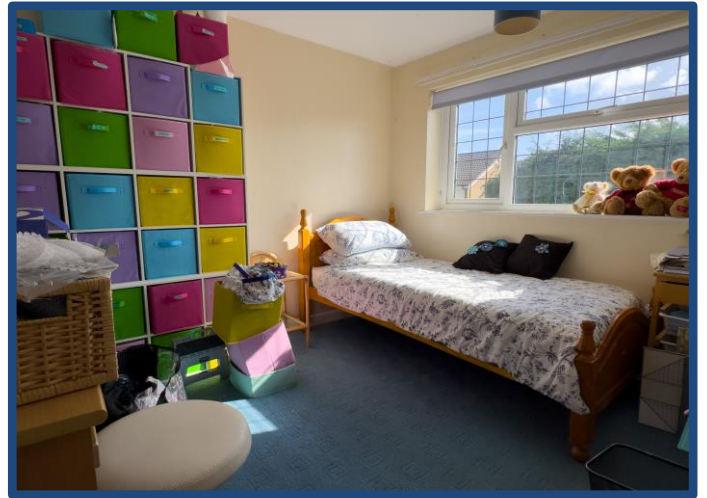
GARDENS:

The gardens have been designed for ease of maintenance being mainly paved with small inset lawned area and surrounded by raised, sleeper edged borders. ALUMINIUM FRAMED GREENHOUSE; 2 GARDEN SHEDS both with power and light. The FRONT GARDEN is laid mainly to block paving providing parking for a number of vehicles and providing access to:

POTENTIAL GARAGE SPACE:

Located to the side of the property and accessed via twin side hung wooden gates to paved hardstanding (all subject to necessary consents)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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.