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



39 Crossbush Road
Felpham, Bognor Regis,
PO22 7LT

£725,000 Freehold

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Why, after 16 years of enjoyment in a home so well suited to family life, would anyone choose to leave? For the current owners of this **DETACHED HOUSE** the answer is simple. It's time to downsize. Their decision opens the door for another family to enjoy the many benefits this property has to offer. Set on a **private estate less than 300 metres from the beach**, the house occupies a plot approaching a **quarter of an acre**. The rear garden, extending to around **180ft**, is one of its standout features, offering a wonderful space for children to play, gardeners to create, or simply to sit and enjoy the privacy and sunshine. To the front, the brick-paved in-and-out driveway provides ample parking, with enough space even when the children start to drive!! Inside, the accommodation is flexible, offering **4/5 double bedrooms**, with the main bedroom benefitting from an **en-suite**. The layout provides plenty of space for family living, whilst the setting itself combines a peaceful position with the convenience of being close to the beach and local facilities. With a location, garden and accommodation that together create a genuine family home, this property is well worth viewing. Perhaps it could be the setting for your own next chapter, so why not contact **May's** to arrange an appointment to view?

ACCOMMODATION

ENTRANCE HALL:

Herringbone parquet flooring; radiator; understairs cupboard.

W.C.:

W.C.; wash basin inset in vanity unit with cabinet beneath; radiator.

INNER HALL: 12' 3" x 10' 2" (3.73m x 3.10m)

Currently utilised as a breakfast room; cloak cupboard; opening to:

KITCHEN: 13' 3" x 9' 9" (4.04m x 2.97m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with worktop above and matching wall mounted cabinets over; 5 burner gas hob; extractor fan; electric oven; integrated fridge and dishwasher; radiator.

UTILITY ROOM:

Wall mounted gas fired boiler; space and plumbing for washing machine; further appliance space; double glazed door to side access.

STUDY: 15' 7" x 9' 5" (4.75m x 2.87m)

Herringbone parquet flooring; radiator.

DINING ROOM/ SITTING ROOM: 20' 7" x 13' 0" (6.27m x 3.96m)

Plus door recess. Dual aspect south and west; herringbone parquet flooring; open fire; radiator.

STORE ROOM: 10' 6" x 4' 9" (3.20m x 1.45m)

Window.

GARDEN ROOM: 20' 8" x 18' 0" (6.29m x 5.48m)

Triple aspect room with dual patio doors to garden; gas fire; radiators

FIRST FLOOR LANDING:

Airing cupboard; trap hatch to roof space.

BEDROOM: 15' 6" x 13' 10" (4.72m x 4.21m)

Dual aspect; eaves storage; radiator.

EN-SUITE:

Fully tiled cubicle; pedestal wash basin; W.C.; radiator.

BEDROOM 2: 14' 0" x 12' 0" (4.26m x 3.65m)

Eaves storage; shelved cupboard; radiator.

BEDROOM 3: 12' 10" x 11' 10" (3.91m x 3.60m)

Built-in hanging space with fabric sliding panels; dual aspect; radiator.

BEDROOM 4: 10' 9" x 9' 3" (3.27m x 2.82m)

Radiator.

FAMILY BATHROOM:

Panelled bath with shower and glazed screen; pedestal wash basin; W.C.; radiator.

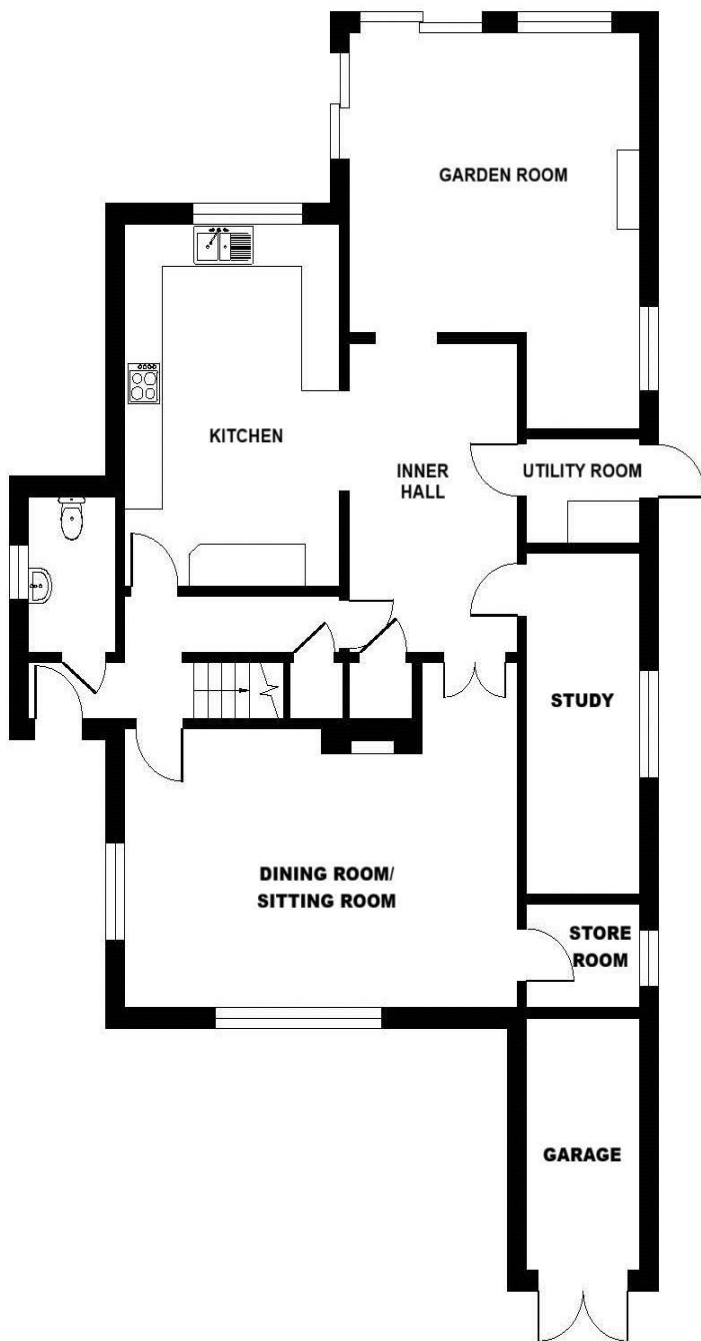
Outside & General

GARDENS:

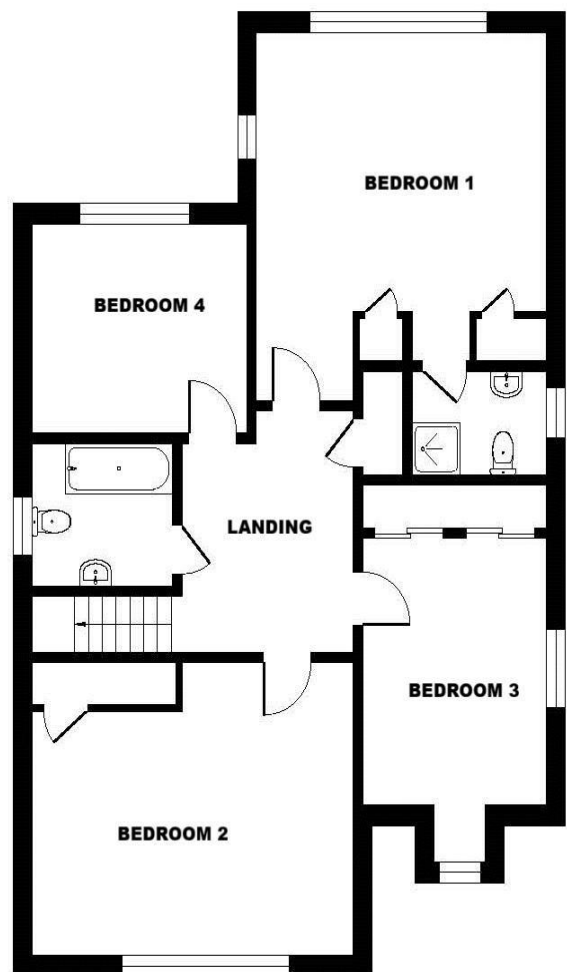
The property occupies a plot of just under a quarter of an acre, with the rear garden being a particular highlight. Extending to around 180ft in depth and approximately 45ft in width (54.8m x 13.7m). A raised patio adjoins the back of the house, providing an ideal seating area with views over the garden. The grounds are predominantly laid to lawn and include a greenhouse, sheds, and further outbuildings, along with former vegetable plots that could easily be re-established, offering excellent potential for those keen on gardening. The front garden has been laid to brick paving to provide an in and out driving and parking for a number of cars.

GARAGE: 11' 6" x 11' 2" (3.50m x 3.40m)

Barn doors; power and light; gas meter; loft storage.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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