



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

3 St Clares Mews

Felpham, Bognor Regis, PO22 7AB

£249,995 Freehold

www.maysagents.co.uk



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The village of Felpham has much to offer from the local shopping facilities through to the Beach and associated attractions. This **UNUSUAL PERIOD COTTAGE** has been created from a much larger house some 23 years ago situated in the heart of the village . With the bedroom accommodation at ground floor level and the Living Room and Kitchen on the first floor, this topsy turvy arrangement maximises the light to the main living rooms. Offered for sale with **gas fired central heating and uPVC framed double glazing** the property retains an atmosphere of charm associated with the original dwelling. If this could be a property that suits your needs contact **May's** for an appointment to view

Directions:

ENTRANCE HALL:

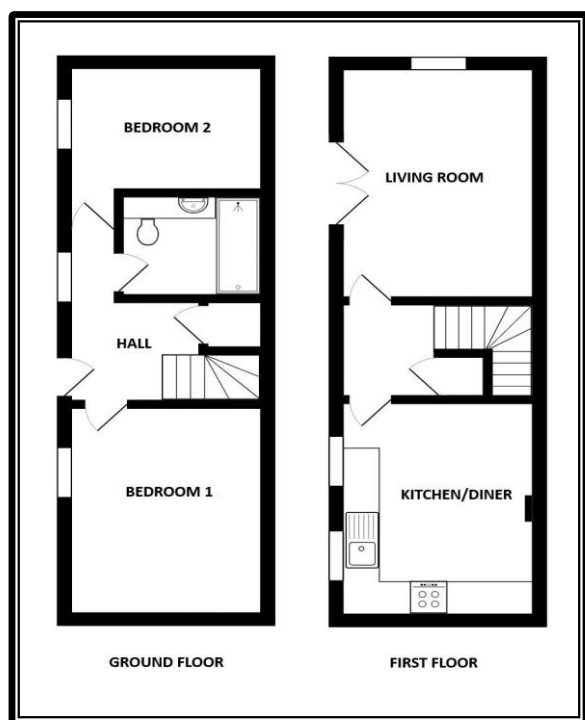
With stable door; under stairs storage cupboard; radiator; doors to:

BEDROOM 1: 10' 10" x 10' 0" (3.30m x 3.05m)
Radiator; TV aerial point.

BEDROOM 2: 9' 9" x 6' 9" (2.97m x 2.06m)
Radiator.

SHOWER ROOM/W.C.:

Fully panelled with glazed walk-in shower cubicle, wash basin inset in vanity unit, close coupled W.C. with concealed cistern; heated towel rail; extractor fan.



FIRST FLOOR LANDING:

Shelved storage cupboard; radiator; doors to:

LIVING ROOM: 13' 0" x 10' 2" (3.96m x 3.10m)
A double aspect room with uPVC framed double glazed double doors to 'juliette' balcony; radiator; TV aerial point; trap hatch to roof space.

KITCHEN/DINER: 10' 9" x 10' 0" (3.27m x 3.05m)
(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged work top, tiled splash backs and wall mounted cabinets over; inset stainless steel sink unit; integrated electric oven with gas hob and cooker hood over; space for washing machine and further appliances; wall mounted gas fired boiler; radiator; trap hatch to roof space.

PRIVATE GARDEN AREA:

Located separate from the house and comprising a fenced area laid to a combination of artificial lawn and slate beds.

ALLOCATED PARKING SPACE

Located to the rear of the property.

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.