



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£325,000 Freehold

**23 Felpham Road Felpham
Bognor Regis, PO22 7DA**

www.maysagents.co.uk



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For many, a property in the village of Felpham is their ultimate aim. The convenience of the local shopping facilities, the proximity of the beach, the church and even the Leisure Centre form attractions which all contribute to the popularity of the village. If this is the location for you, then this **SEMI~DETACHED COTTAGE** certainly ticks that box. Located literally right in the heart of the village, moments from the shops, this property could not be more conveniently placed. Tucked discretely behind other period properties allowing privacy and security, this house needs to be viewed to be appreciated. Externally and from the front, there is little to be seen, but once inside the accommodation opens up to show just how much effort has been invested over the years by the owner to present the property as it is today. **Gas Fired Central Heating, uPVC framed double glazing and cavity wall insulation** number amongst the improvements, with a **DOUBLE GLAZED CONSERVATORY** featuring a Thermotec insulated roof, plus landscaped garden forming other major features. Don't judge from the outside, make an appointment to view - contact **May's** and you too could become a Felpham Villager !!

ACCOMMODATION

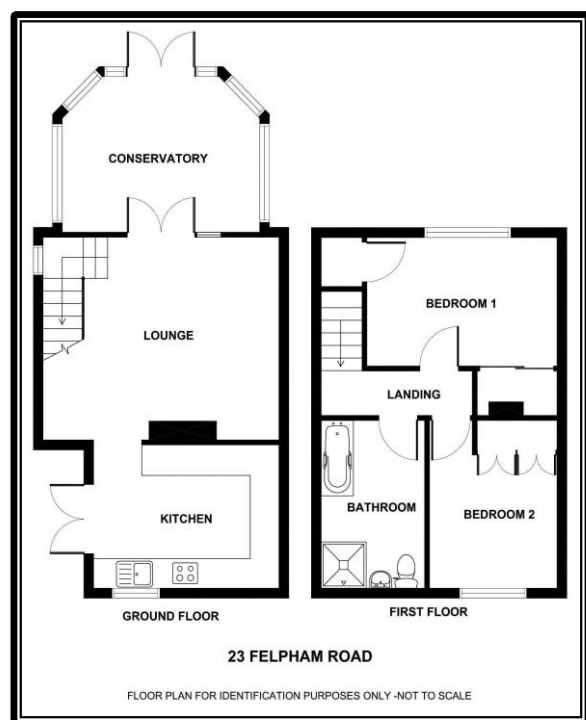
Concealed Entrance with Gateway providing access to

KITCHEN: 13' 9" x 9' 6" (4.19m x 2.9m)

With uPVC framed double glazed double doors; range of floor standing timber faced drawer and cupboard units with roll edged worktop above and matching wall mounted cabinets over; tiled splash backs; inset stainless steel sink; 'Rangemaster Professional' Range cooker with matching stainless steel hood over; ceramic tiled floor; ladder style heated towel rail; stained glass leaded light display cabinets; space and plumbing for automatic washing machine and dishwasher; further appliance space; archway access to:

LIVING ROOM: 16' 0" x 11' 6" (4.88m x 3.51m)

3 high output radiators; engineered oak strip flooring; satellite connection (subject to subscription); uPVC framed double glazed double doors to:



CONSERVATORY: 13' 6" x 10' 6" (4.11m x 3.2m)

Of uPVC framed double glazed construction on brick plinth having a Thermotec Insulated roof allowing year round usage ; 2 high output radiators; power and light; further doors to patio and garden.

FIRST FLOOR

LANDING:

Trap hatch to roof space with loft ladder to allow access to gas fired boiler; insulation and boarding; recessed ceiling lights.

BEDROOM 1: 13' 0" x 8' 6" (3.96m x 2.59m)

Fitted double wardrobe; double radiator; further shelved store; recessed ceiling lights.

BEDROOM 2: 9' 9" x 8' 8" (2.97m x 2.64m)

the former narrowing to 7'6 to face of double fitted wardrobe cupboards; radiator; recessed ceiling lights.

BATH/SHOWER/W.C.: 9' 9" x 7' 0" (2.97m x 2.13m)

Modern matching suite of panelled bath; wash basin inset in vanity unit with twin cabinets beneath; adjacent low level W.C. suite with concealed cistern; corner shower cubicle with 'Aqualisa' independent mixer, glazed screens and fully tiled surround; high output radiator; recessed ceiling lights.

OUTSIDE AND GENERAL

GARDENS:

The Rear Garden has been extensively landscaped taking advantage of the differing levels to provide a variety of 'zones', ranging from paved patio to raised timber decking, through shaped lawn to brick edged flower, rose and shrub borders. An Elfords shed complete with power and lighting has also been incorporated, with other outside lighting. The whole area has an average depth of some 35 ft and a width extending to approximately 33 ft. To the side of the property a crazy paved path flanked by Sussex flint wall topped by additional fencing for added privacy, provides access to the paved COURTYARD, with high fencing and lockable gate offering potential storage space for bikes, paddle boards, and kayaks

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.