

For a traditional, personal and professional service

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



14 Derwent Grove
Felpham, Bognor Regis,
PO22 8NE

£435,000 Freehold

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What makes the 'perfect' family home ? Is it the accommodation ? Is it the garden ? Or is it the location ? Or perhaps a combination of all three ? In the case of this **FOUR BED SEMI DETACHED HOUSE** one could use these criteria to conclude that this must be just that kind of property !! Situated to the north of Felpham, within 1KM of both primary & secondary schools and a little further to the shops, this property sits on a **large corner plot** and has been extended over the years to provide accommodation to suit a growing family. Among the main features is the open plan kitchen and dining room. It is accompanied by a **utility area**, a **ground floor shower room and W.C.**, and a **replacement gas boiler**. Add to this the **3 double bedrooms (one with en-suite facilities)**, and a **garden room** to provide the escape for Mum and Dad, and surely most of the boxes must have been ticked. Felpham is one of the area's more popular seaside villages in which to live. It offers safe bathing, access to primary and secondary schools, and convenient proximity to the town centres of Bognor Regis and Littlehampton, with rail services to London from Bognor Regis and Arundel. To the north, the South Downs National Park provides extensive outdoor space, whilst the village Leisure Centre and Golf Club cater for sporting interests. Sailing is available at Felpham, Chichester, and Littlehampton, and Goodwood's events, including the Festival of Speed, attract visitors from across the country. Certainly this property and the situation have combined to provide a comfortable environment for the family currently in occupation. Perhaps the benefits that they have created could be yours to enjoy in the future, why not contact **May's** to find out.

ACCOMMODATION

uPVC door to:

ENTRANCE PORCH:

door to:

SITTING ROOM: 16' 10" x 13' 6" (5.13m x 4.11m)

dual fuel log burner; radiator; T.V. aerial point; understairs cupboard; double doors to:

OPEN PLAN KITCHEN/DINING ROOM:

KITCHEN SECTION: 14' 8" x 11' 9" (4.47m x 3.58m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; electric double oven; five burner gas hob with extractor hood over; space and plumbing for dishwasher; wall mounted gas fired condensing boiler.

UTILITY AREA: 9' 0" x 4' 8" (2.74m x 1.42m)

inset stainless steel sink with twin cabinets beneath; space and plumbing for washing machine; double glazed door to garden.

DINING SECTION: 17' 10" x 10' 4" (5.43m x 3.15m)

range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and wall mounted cabinets over; radiator; door to:

GARDEN ROOM: 11' 7" x 10' 0" (3.53m x 3.05m)

radiator; double glazed sliding door to rear garden.

SHOWER ROOM/W.C.:

fully tiled with matching suit comprising of close coupled W.C.; wash hand basin inset in vanity unit with cabinet beneath; corner style shower cubicle with Mira electric shower unit; ladder style heated towel rail.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: 12' 2" x 11' 9" (3.71m x 3.58m)

radiator; built in wardrobe; EN-SUITE: fully tiled walls with close coupled W.C.; pedestal wash hand basin; shower cubicle with glazed sliding door; ladder style heated towel rail.

BEDROOM 2: 11' 6" x 10' 0" (3.50m x 3.05m)

radiator; built in wardrobe with hanging rail.

BEDROOM 3: 8' 7" x 8' 4" (2.61m x 2.54m)

radiator; linen cupboard; airing cupboard with hot water tank and slatted shelving.

BEDROOM 4: 6' 10" x 6' 8" (2.08m x 2.03m)

(plus door recess); radiator.

BATHROOM/W.C.:

with matching suit comprising panelled bath with glazed screen and shower above; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail.

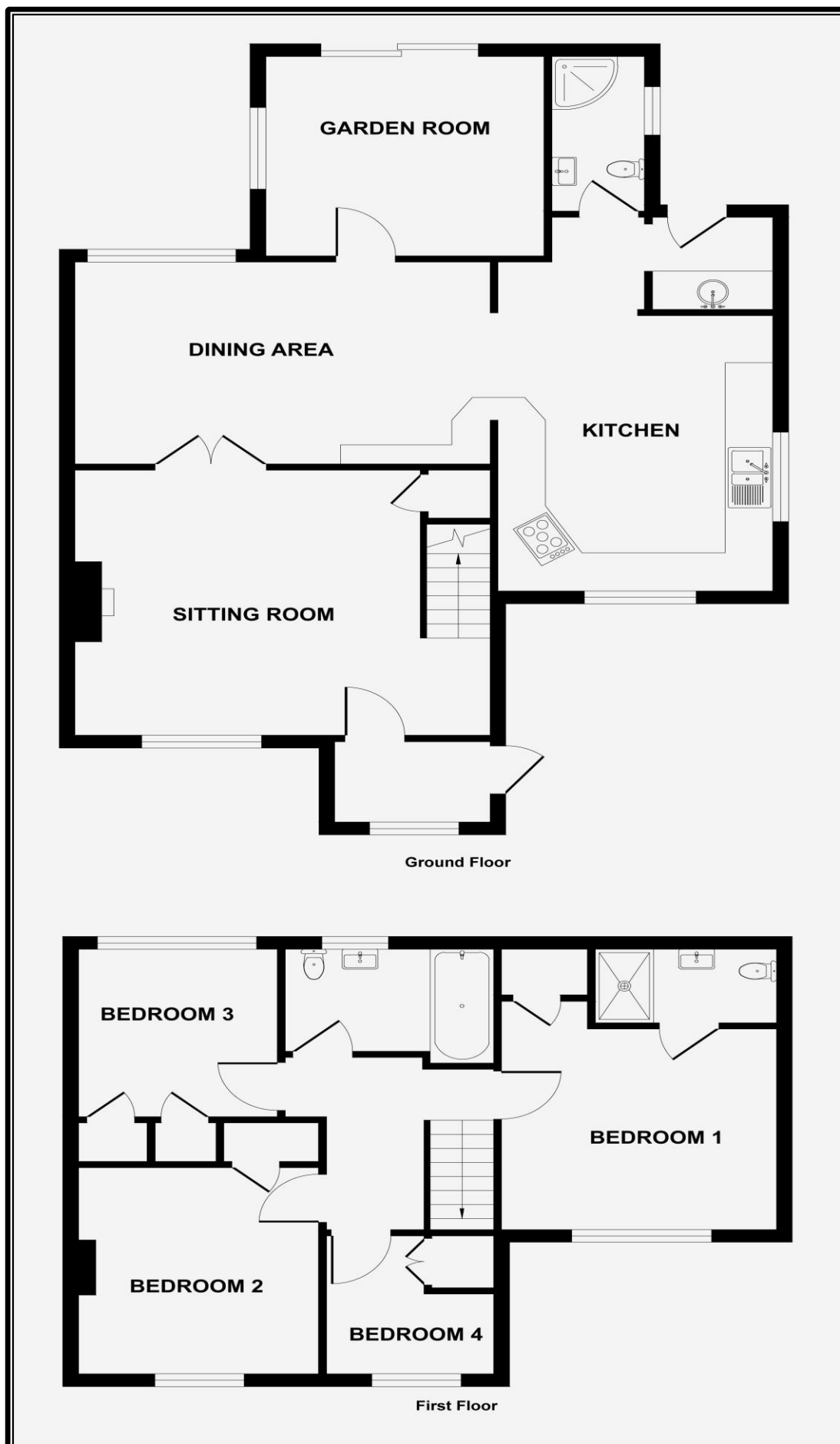
OUTSIDE AND GENERAL

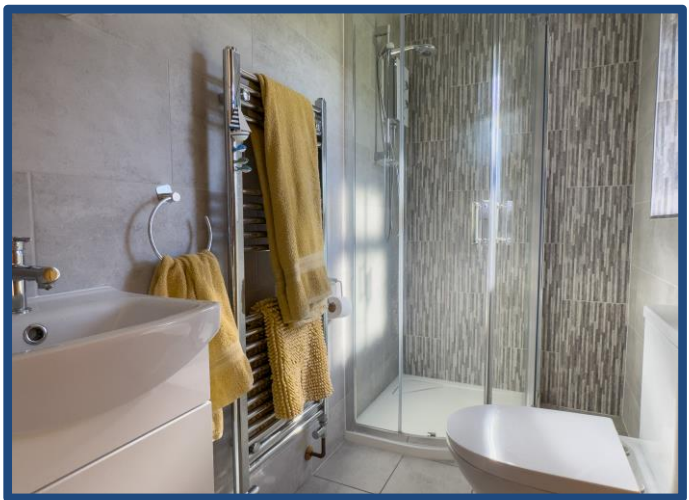
GARDENS:

The REAR GARDEN has maximum measurements of 50ft wide with a depth of some 80ft or thereabouts. The area has been laid principally to lawn with various flower and shrub borders a raised deck area provides an entertaining area with electric power points and lights. The FRONT GARDEN has a hardstanding providing parking for a number of vehicles with electric car charging point.

GARAGE: 18' 0" x 9' 0" (5.48m x 2.74m)

metal up and over door; power and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.