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



33 Selsey Avenue
Aldwick, Bognor Regis,
PO21 2QZ

£575,000 Freehold

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With the profusion of television programmes dedicated to the purchase or sale of neglected, run-down, or downright “tatty” property, one could be forgiven for thinking that all houses are like that! But as it happens, few are. Many, like this **DETACHED HOUSE**, are presented in particularly “clean and tidy” order, having been carefully maintained as “prize possessions” by the owners in occupation. And in this case, it is no different. Having been in the same family for nearly 30 years, the property has been modernised and improved during that time, featuring a **replacement bathroom suite**, a **conservatory-style summer house**, a **carport**, and an **en-suite** to the main bedroom. Whilst certain aspects of the house have been tastefully updated, there remain areas that now offer scope for further improvement, giving the new owners the opportunity to place their own personal stamp on the property.

Situated **less than 350 metres from the beach**, the property boasts an enviable coastal position within the village of Aldwick. On a more global basis, the town centre of Bognor Regis lies about a mile to the east, with main line railway connections to London Victoria. The historic city of Chichester is just over 6 miles to the north east with its variety of shops, museums, galleries, the Cathedral and of course Chichester Festival Theatre. Apart from the attractions of the sea, the Downs lie some 10 miles to the north with Goodwood providing attractions for the horse racing fraternity and car lovers alike.

ACCOMMODATION

uPVC framed double glazed door to porch further composite door to:

ENTRANCE HALL:

understairs cupboard housing consumer unit; radiator; double doors to living area.

CLOAKROOM:

with concealed cistern inset in vanity unit with wash hand basin and twin cabinet beneath.

OPEN PLAN SITTING ROOM/DINING ROOM:

SITTING ROOM SECTION: 18' 9" x 17' 6" (5.71m x 5.33m)

dual aspect room; three double radiators; living flame gas fire; opening to:

DINING SECTION: 12' 0" x 10' 0" (3.65m x 3.05m)

radiator; serving hatch to kitchen; double glazed sliding door to garden.

KITCHEN: 12' 9" x 10' 0" (3.88m x 3.05m)

(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 sink; space for cooker; space and plumbing for washing machine; further appliance space; wall mounted "Worcester" gas fired boiler; radiator; double glazed door to garden.

F.F. LANDING:

trap hatch to roof space; airing cupboard housing lagged hot water cylinder; store cupboard with light; radiator.

BEDROOM 1: 17' 7" x 13' 2" (5.36m x 4.01m)

two radiators; built in wardrobe; EN-SUITE: with part tiled walls; matching suite comprising close coupled W.C.; pedestal wash hand basin; shower cubicle with "Mira" electric shower unit; extractor fan; ladder style heated towel rail.

BEDROOM 2: 10' 0" x 8' 9" (3.05m x 2.66m)

to face of fitted wardrobes; radiator.

BEDROOM 3: 9' 10" x 7' 9" (2.99m x 2.36m)

radiator.

BATHROOM:

matching suite comprising of panel bath with mixer tap and hand held shower attachment; close coupled W.C.; wash hand basin inset in vanity unit with twin drawers beneath; separate shower cubical with folding glazed screen; ladder style heated towel rail; extractor fan.

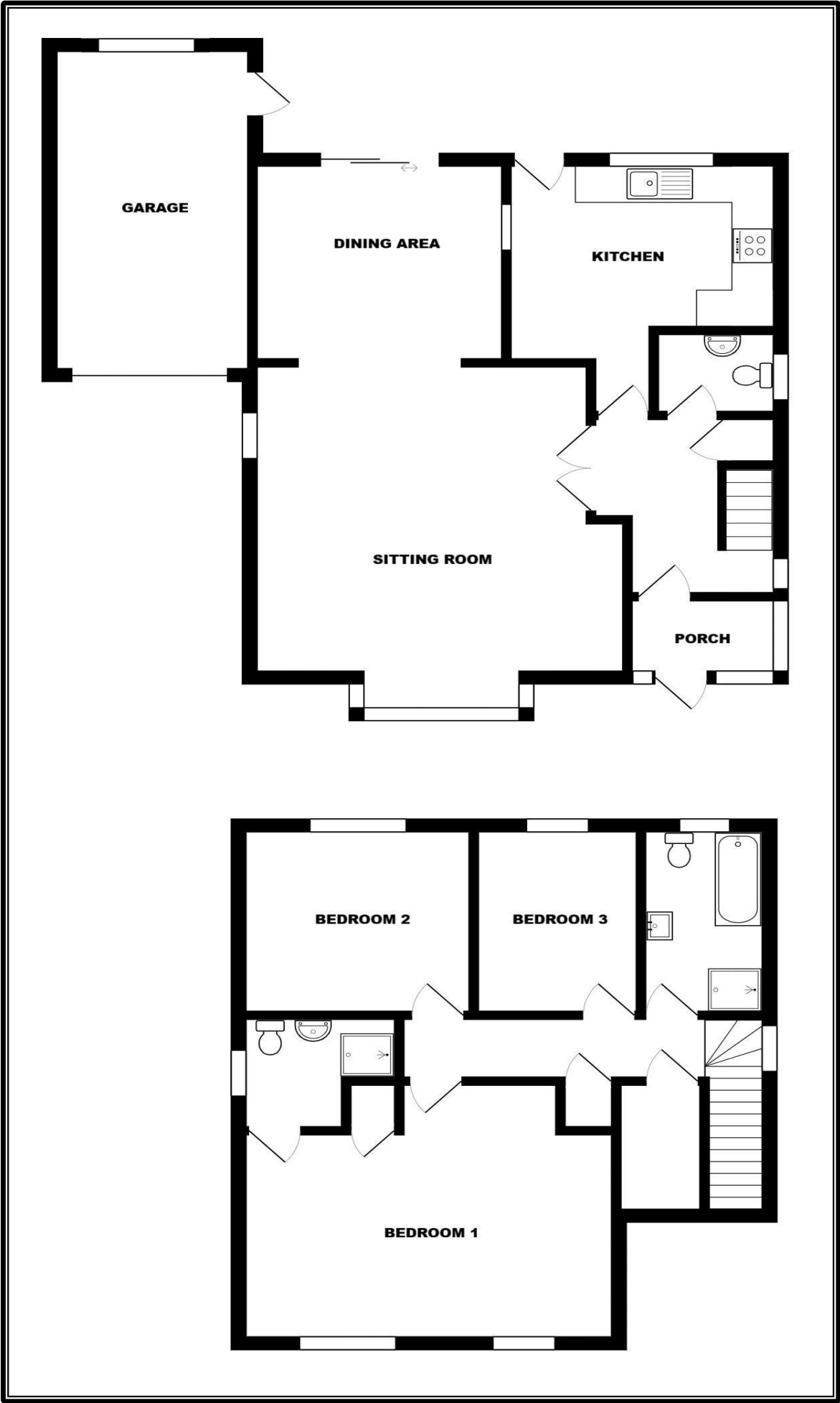
OUTSIDE AND GENERAL

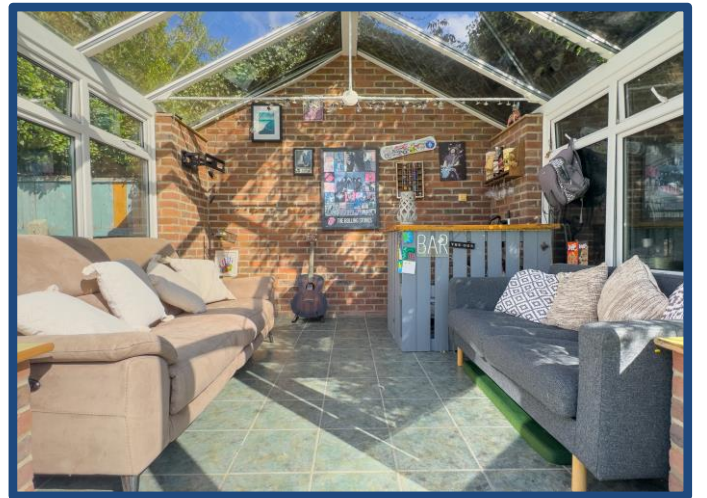
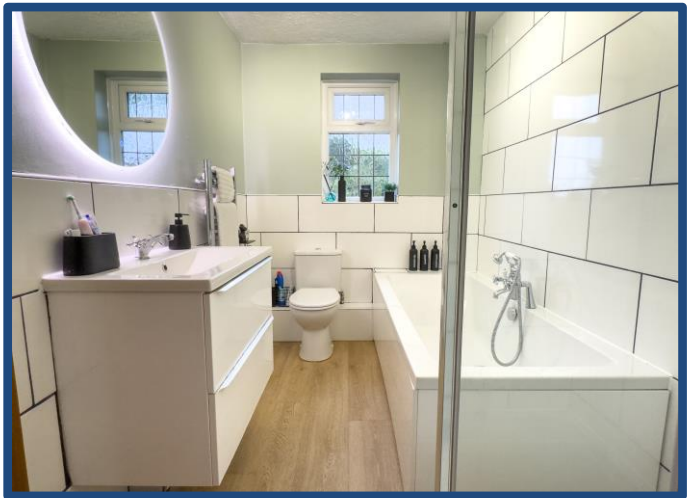
GARDENS:

The REAR GARDEN is accessed via a patio area which in turn leads to shaped lawn with mature flower and shrub borders a further patio area can be found to the rear of the garden along with a SUMMER HOUSE: 11'2 X 10'8 which has power and light; underfloor heating. Access via both sides of the property lead to the FRONT GARDEN which has been brick paved to provided parking for a number of vehicles. A carport gives access to:

GARAGE:

with electrically operated roller door; power and light; personal door to rear garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.