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



17 Hedgerow Close
Felpham, Bognor Regis,
PO22 8BP

£475,000 Freehold

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"Better than new," as the agent puts it. This modern **detached four-bedroom** home with garage and driveway has been exceptionally well cared for since its original build and has had the benefit of time to properly settle. With any snagging long resolved, it offers all the advantages of a new home without the teething issues. Alongside modern conveniences including **gas central heating, uPVC double glazing, and high levels of insulation**, the property boasts a particularly **impressive south-facing rear garden** not often found on modern estates! To fully appreciate what's on offer, contact **May's** to arrange a viewing.

ACCOMMODATION

composite double glazed door to:

ENTRANCE HALL:

engineered oak flooring; understairs cupboard; radiator; opening to:

KITCHEN/DINING ROOM:

KITCHEN SECTION: 11'5 x 9'4: range of floor standing drawer and cupboard units; wood block worktop; tiled splash backs with matching wall mounted cabinets over; integrated fridge freezer and dishwasher; breakfast bar; eye level double oven; five burner gas hob with extractor hood over; cupboard housing gas fired Potterton boiler. DINING SECTION: 10'2 x 9'5: radiator; double glazed double doors to garden.

LIVING ROOM: 15' 4" x 13' 3" (4.67m x 4.04m) telephone point; radiator; double glazed double doors to garden.

STUDY: 10' 3" x 6' 0" (3.12m x 1.83m) telephone point; radiator.

CLOAKROOM:

close coupled W.C.; pedestal wash hand basin; radiator; extractor fan.

F.F. LANDING:

airing cupboard housing pressurized hot water cylinder; trap hatch to roof space; radiator.

BEDROOM 1: 13' 2" x 12' 9" (4.01m x 3.88m) fitted wardrobe; radiator. EN-SUITE: matching suite comprised close coupled W.C.; pedestal wash hand basin; shower unit with sliding glazed screen; radiator; extractor.

BEDROOM 2: 13' 3" x 8' 7" (4.04m x 2.61m) radiator.

BEDROOM 3: 11' 8" x 10' 7" (3.55m x 3.22m) fitted wardrobe; radiator.

BEDROOM 4: 9' 1" x 7' 3" (2.77m x 2.21m) radiator.

BATHROOM:

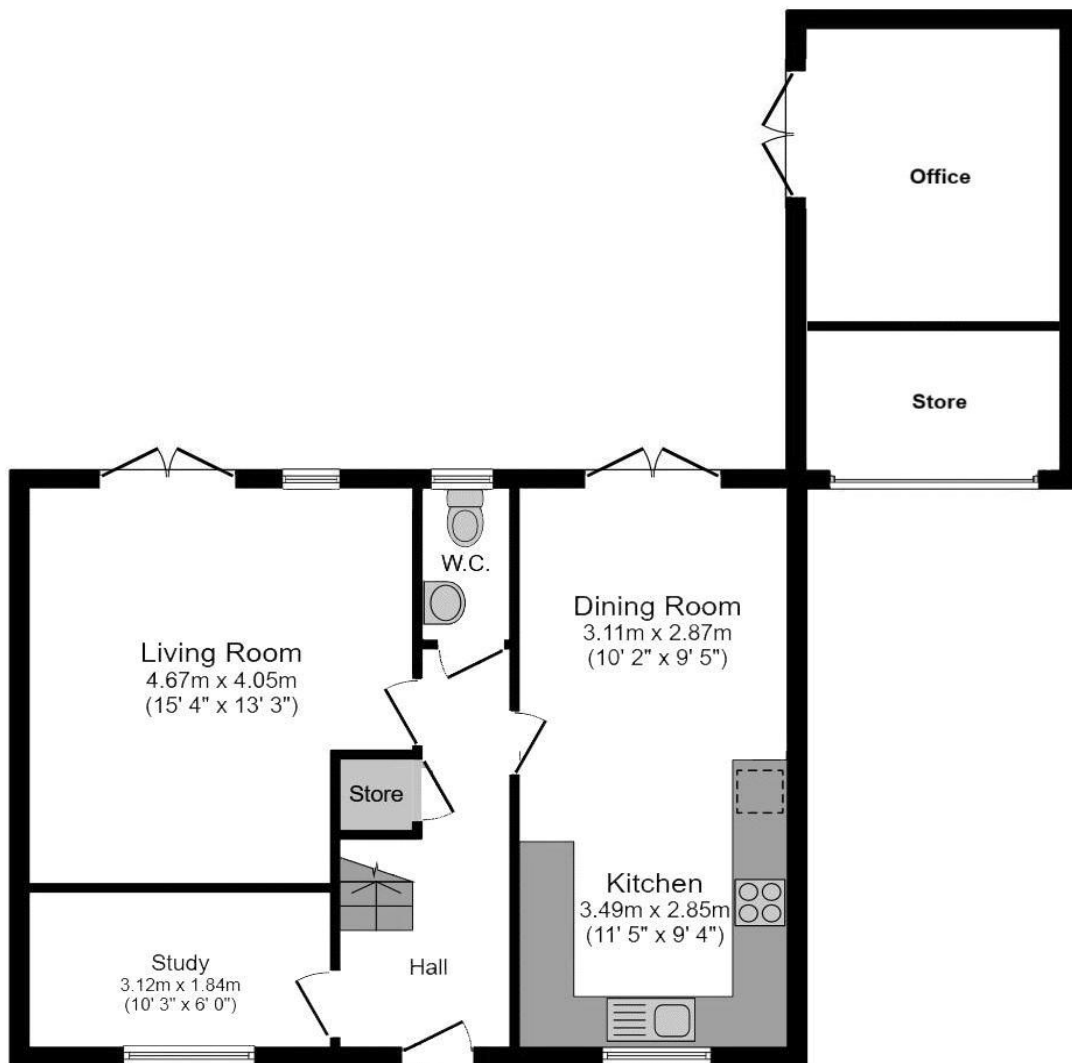
matching suite comprising close couple W.C.; pedestal wash hand basin; panelled bath; extractor fan.

OUTSIDE AND GENERAL

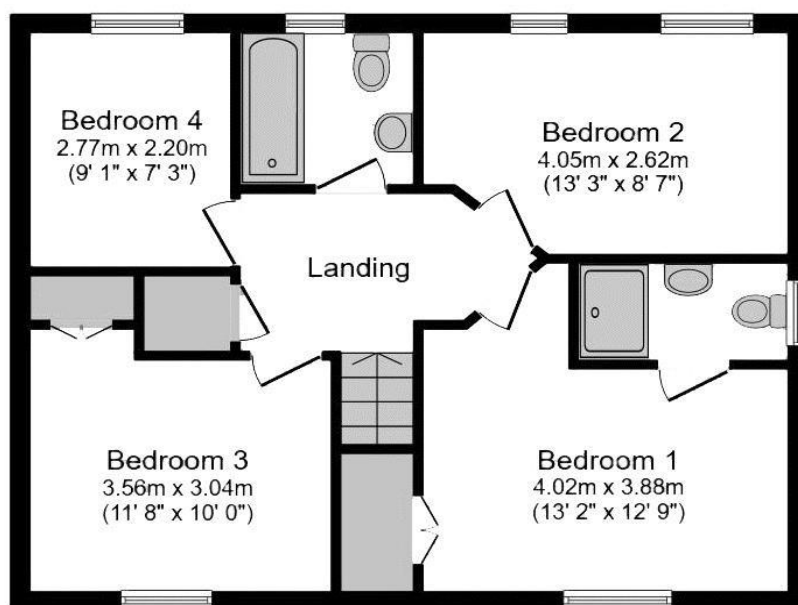
GARDENS:

The REAR GARDEN is a feature of the property and has (maximum measurements) a depth of some 53ft and a width of 80ft or thereabouts. The area faces roughly south and has been laid to a combination of lawn and patio. To the left of the garden sits a gazebo with power and light and on the right side the OFFICE/STORE can be accessed via double doors. The FRONT GARDEN has been laid to lawn with a mature hedge. A tarmacadam driveway to the side leads to the:

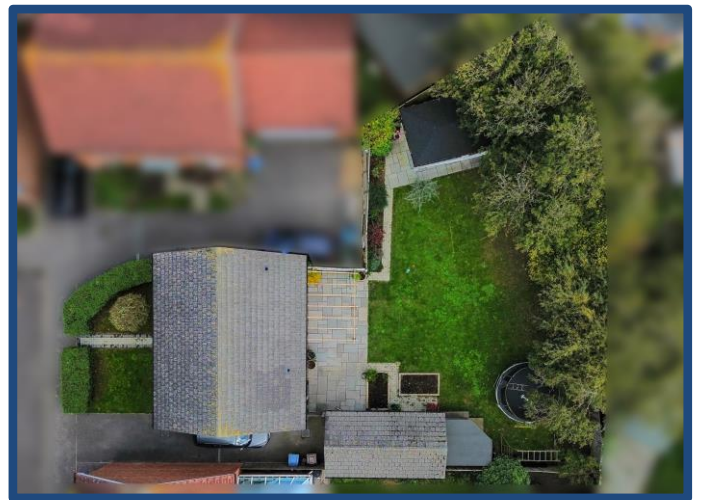
OFFICE/STORE: 17' 2" x 9' 2" (5.23m x 2.79m) formerly a garage this area has been divided into two sections the first is accessed via a metal up and over door and is used for storage. The rear section has been converted into an office with power and light, double glazed double doors leading to the garden.



Ground Floor



First Floor



EPC TO FOLLOW

More photographs may be available on our website
www.maysagents.co.uk

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.