



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



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

£295,000 Freehold

28 Wood Hill Way
Felpham, Bognor Regis, PO22 8GJ

www.maysagents.co.uk



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This **MODERN SEMI-DETACHED HOUSE** has been carefully maintained and has had the opportunity of 'settling down'. With the snagging complete, the initial problems have been overcome leaving none of those 'new build issues' to worry about. Offered with **Gas fired central heating, uPVC framed double glazing, high insulation standards, garage & parking**, this property would be suitable for a vast range of buyers. The property is situated on the outskirts of Felpham village, which offers a variety of local shops, schools, and leisure facilities including a swimming pool and Golf Club. So if this appeals to you, why not telephone **May's** for an appointment to view.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

radiator; cupboard housing gas fired boiler and consumer unit; opening to:

KITCHEN: 10' 0" x 6' 0" (3.05m x 1.83m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop & upstands with matching wall mounted cabinets over; inset stainless steel sink; integrated dishwasher; space and plumbing for washing machine; space for fridge freezer; electric oven; four burner gas hob with cooker hood over.

SEPERATE W.C.:

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

SITTING/DINING ROOM: 17' 4" x 13' 0" (5.28m x 3.96m)

(maximum measurements) two radiators; T.V. aerial point; satellite point; double glazed doors to rear garden.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: 12' 10" x 8' 10" (3.91m x 2.69m)

(maximum measurements) radiator; over stairs cupboard; EN-SUITE: close couple W.C.; pedestal wash hand basin; shower with glazed screen; extractor fan; ladder style heated towel rail.

BEDROOM 2: 10' 8" x 8' 3" (3.25m x 2.51m)

fitted wardrobes; radiator.

FAMILY BATHROOM:

matching suite comprising close coupled W.C.; pedestal wash hand basin; panelled bath with mixer tap and hand held shower attachment and independent shower mixer over; glazed screen; heated ladder style towel rail; extractor fan.

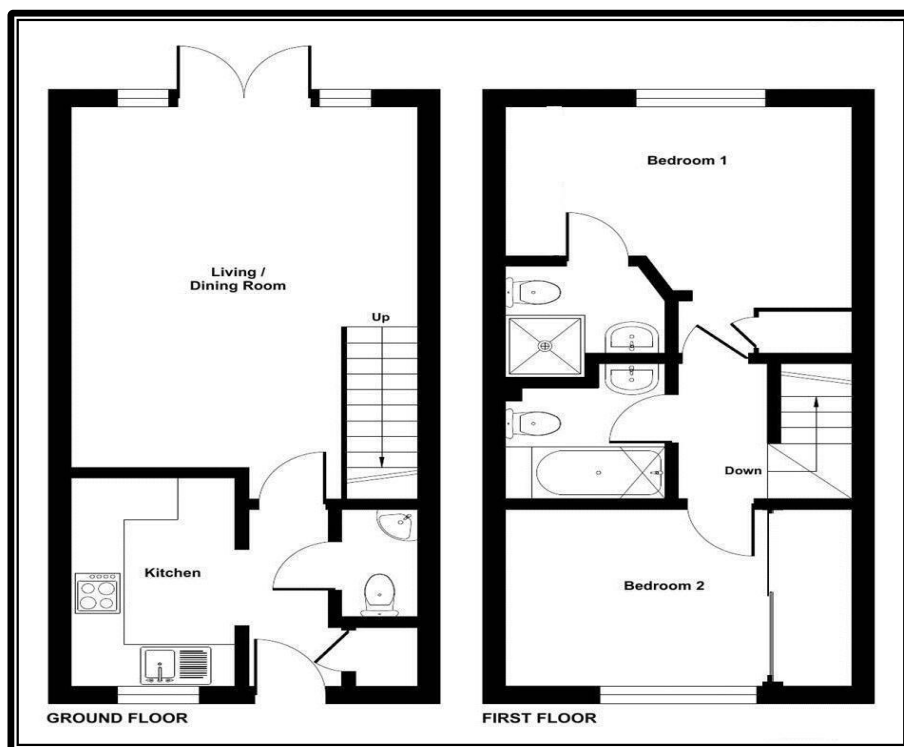
OUTSIDE AND GENERAL

GARDEN:

The REAR GARDEN faces roughly south with approximate measurements of 48'0 x 16'7 and has been laid to a combination of lawn and paved patio area; outside power socket; side gate to driveway.

GARAGE: 17' 10" x 8' 10" (5.43m x 2.69m)

with metal up and over door; power and light.



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.