



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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

26 Ormesby Crescent
Felpham, Bognor Regis, PO22 8EN

www.maysagents.co.uk



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Despite the widely held concept, not everyone wants to modernise or improve when they move home. Many of us view the rash of television programmes dedicated to this hobby with more than a degree of cynicism, possibly having been left with the disastrous remains of an abandoned half finished project ourselves. Therefore, for this sector of the buying market this **MODERNISED SEMI~DETACHED HOUSE** offers a possible 'ready to move into' option. With replacement Kitchen and Bathroom units, (the latter admittedly a little while ago now), uPVC framed Double Glazing and heating by means of gas fired boiler. Located less than 500 meters of local schools and only a little further to the village centre and beach beyond, this could be just the property you are looking for. Contact **May's** for an appointment to view.

ACCOMMODATION

uPVC framed double glazed PORCH with double glazed door to:

ENTRANCE LOBBY:

understairs cupboard housing utility meters and consumer unit; door to:

SITTING ROOM: 15' 0" x 11' 5" (4.57m x 3.48m)

radiator; T.V. aerial point; living flame gas fire (not tested); opening to:

DINING AREA: 11' 5" x 7' 8" (3.48m x 2.34m)

radiator; double glazed sliding door to garden; archway to:

KITCHEN: 9' 9" x 7' 0" (2.97m x 2.13m)

(maximum measurements over units) range of floor standing drawer and cupboard units with worktop; matching upstands and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; space and plumbing for dishwasher; integrated fridge/freezer; electric oven; four burner gas hob with filter hood over; cupboard housing Worcester gas fired boiler.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: 15' 0" x 11' 7" (4.57m x 3.53m)

radiator; T.V. aerial point; built in wardrobe.

BEDROOM 2: 11' 7" x 9' 7" (3.53m x 2.92m)

radiator; fitted wardrobe; airing cupboard with lagged hot water cylinder; slatted shelving.

BATHROOM:

fully tiled walls with matching suit comprising of close coupled W.C.; pedestal wash hand basin; panelled bath with independent shower mixer and glazed screen.

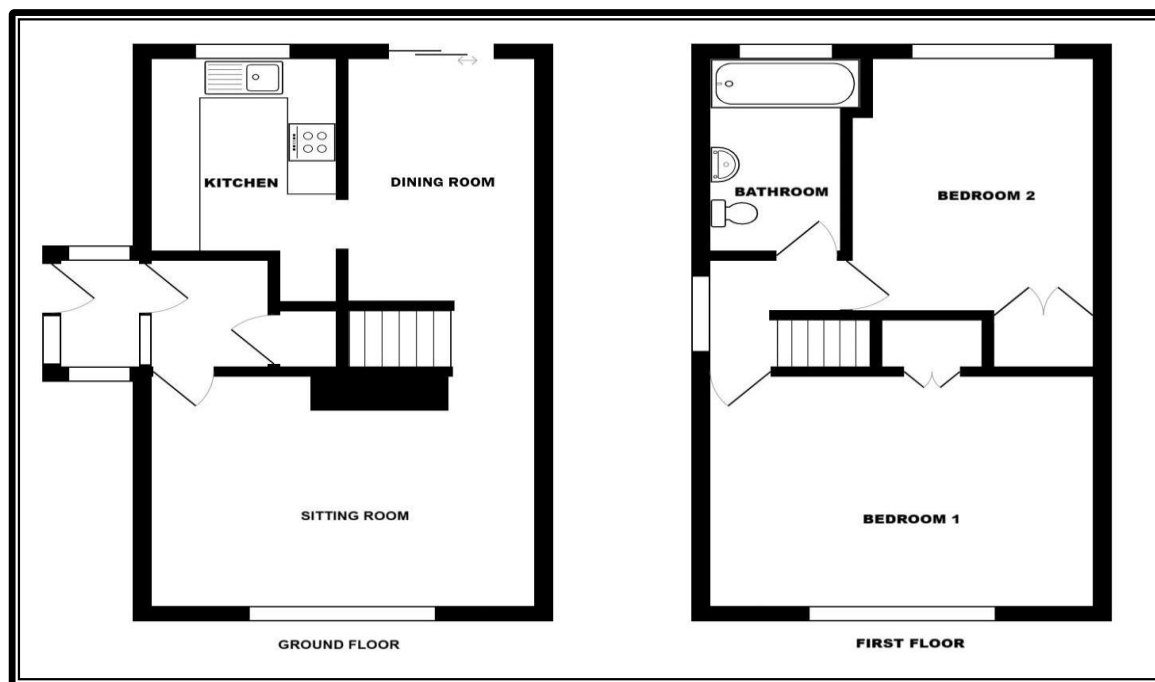
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN has been laid to a combination of shaped lawn, patio and gravel with mature flower and shrub borders a side gate leads to the FRONT which has been laid to gravel providing parking.

GARAGE: 15' 0" x 8' 0" (4.57m x 2.44m)

with up and over door.



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.