



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**£325,000 Freehold**

**Family Cottage Clyde Road  
 Felpham, Bognor Regis, PO22 7AH**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



What is your motivation for moving to Felpham ? Is it to get close to the sea ? Is it to benefit from the facilities offered within the village centre ? Or is it a bit of both ? If it is the latter then this **SEMI-DETACHED COTTAGE** might be of interest. Reputed to date from the late 1800's the property sits less than 50 yards from the beach and under 200 yards of the shops. In need of updating. the property has the benefit of gas fired central heating plus uPVC framed double glazing, two reception rooms plus a bathroom of impressive proportions (!). Further space heating is provided by means of a wood burning stove (fed in the past partly by driftwood from the beach) whilst there is a Minster fireplace surround in the Sitting Room. If a part of old Felpham takes your fancy and you are prepared to modernise, then contact **May's** for an appointment to view and see the benefits of the easy access to the Beach and

**Directions:** From May's village centre office proceed west towards Bognor Regis taking the 5th. turning left into Sea Road. Take the 2nd. left into Clyde Road and the property will be seen on the left hand side

**ACCOMMODATION**

**RECESSED PORCH:**

with glazed panelled door to:

**ENTRANCE HALL:**

radiator.

**SITTING ROOM:** 15' 3" x 11' 2" (4.64m x 3.40m)

(the former into wide bay) 'Minster' fireplace surround; archway opening with under-stairs storage/meter cupboard, in turn leading to:

**DINING ROOM:** 13' 8" x 11' 9" (4.16m x 3.58m)

the former narrowing to tiled recess housing wood burning stove; adjacent shelved storage cupboard; wall mounted gas fired boiler; opening to:

**KITCHEN:** 14' 0" x 7' 0" (4.26m x 2.13m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop above; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space and plumbing for automatic washing machine; integrated double electric oven; space for fridge freezer; glazed panelled stable door to side; radiator; further door to:

**BATHROOM/W.C.:** 15' 0" x 6' 10" (4.57m x 2.08m)

with panelled bath having telephone style mixer tap and hand held shower attachment; twin wash basins inset in vanity unit with cabinets beneath; close coupled low level W.C. with concealed cistern; double radiator; tiled floor.

**LANDING:**

trap hatch to roof space; radiator.

**BEDROOM 1:** 15' 0" x 12' 9" (4.57m x 3.88m)

into bay; narrowing to 9'7 to face of twin double wardrobe cupboards plus concealed shower cubicle; fully tiled with independent mixer and folding glazed door; radiator.

**BEDROOM 2:** 12' 0" x 10' 6" (3.65m x 3.20m)

radiator.

**BEDROOM 3:** 11' 0" x 7' 0" (3.35m x 2.13m)

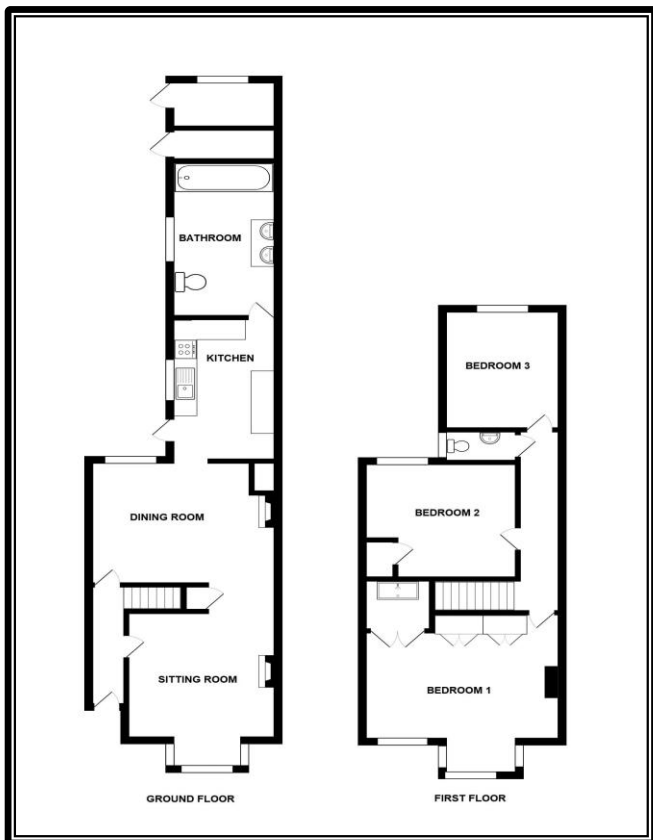
**SEPARATE W.C.:**

with low level suite and wash hand basin.

**OUTSIDE AND GENERAL**

**GARDENS:**

The **REAR GARDEN** faces roughly east and has a depth of approaching 35ft and a width of some 13ft or thereabouts. Laid principally to crazy paved patio with raised ornamental pond and shrub bed with ornamental tree. **UTILITY STORE** 8'6 x 4'2; **WOOD STORE** 8'0 x 2'9. Paved side passageway to side entrance in-turn leading to Clyde Road. The **FRONT GARDEN** comprises concrete path plus central flower bed.



Floor Area - 1151ft<sup>2</sup>

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.