



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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

£270,000 Freehold

10 Wick Close

Felpham, Bognor Regis, PO22 8QE

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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Located in a residential cul-de-sac just off the Roundle private estate, this **DETACHED BUNGALOW** has undergone modernisation over the years to provide gas fired central heating, uPVC framed double glazing and a low maintenance exterior plus private driveway and garage parking not to mention the close proximity of the main bus line and local shops. For an appointment to view, telephone May's – see for yourself the potential on offer

Directions: From May's village centre office proceed north to the traffic lights and right into Felpham Way. From here take the second left into Wick Lane where the property is on the right hand side.

ACCOMMODATION

uPVC framed double glazed door to:

SITTING ROOM: 14' 0" x 11' 1" (4.26m x 3.38m)
radiator; T.V. aerial point; meter cupboard; opening to:

KITCHEN: 11' 1" x 7' 9" (3.38m x 2.36m)
range of floor and drawer cupboard units with quartz work top; matching upstands and matching wall mounted cabinets over; integrated fridge freezer; electric oven; four burner induction hob; filter hood; wall mounted gas fired boiler; space and plumbing for washing machine; radiator; opening to:

INNER HALL:
with double glazed door to garden.

SHOWER ROOM/W.C.:
matching suite comprising low level W.C.; pedestal wash hand basin; corner shower cubicle; heated mirror.

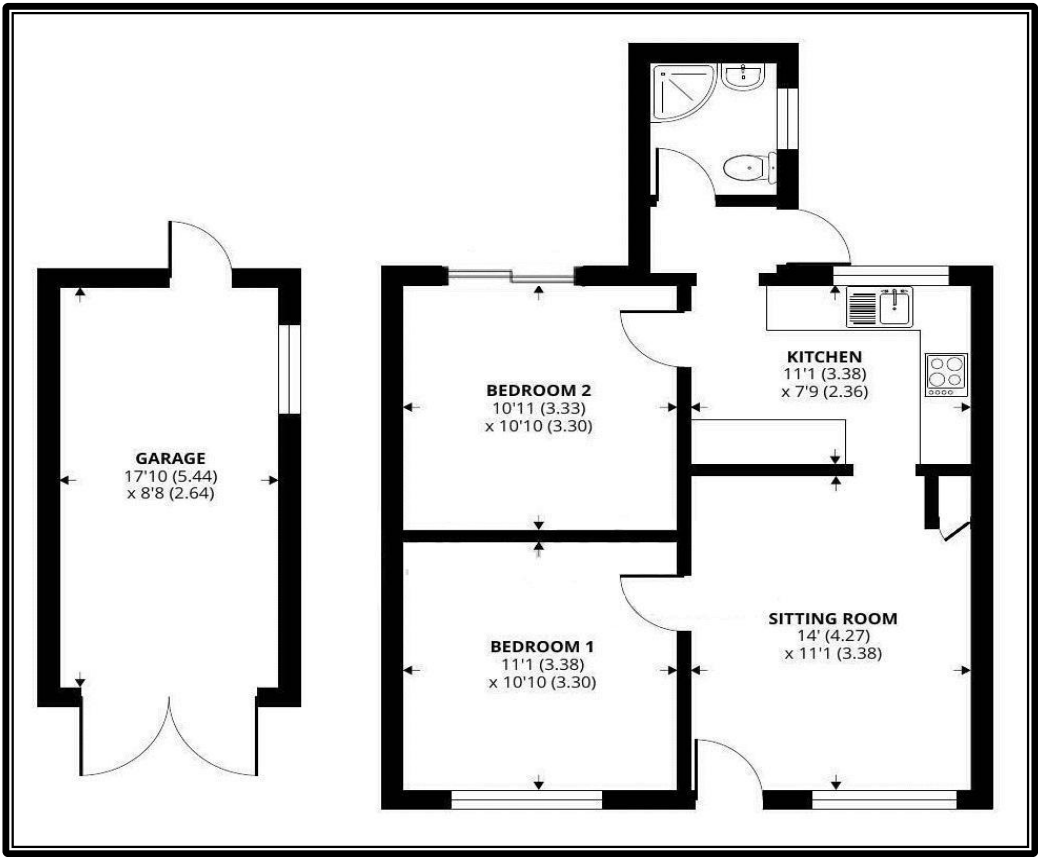
BEDROOM 1: 11' 1" x 10' 10" (3.38m x 3.30m)
radiator.

BEDROOM 2: 10' 11" x 10' 10" (3.32m x 3.30m)
radiator; T.V. aerial point; trap hatch to roof space; double glazed sliding door to patio and rear garden.

OUTSIDE AND GENERAL

GARDEN:
The REAR GARDEN has a maximum measurements of 34' x 23'7. The area has been laid principally to lawn with flower and shrub border with a patio which joins the rear of the property. Access to the side via a gate to the FRONT GARDEN which has been laid to pebbles with driveway parking.

TIMBER GARAGE/WORKSHOP: 17' 10" x 8' 8" (5.43m x 2.64m)
with power and light; double doors opening to driveway; personal door to rear.



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.