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



5 South Drive
Felpham, Bognor Regis,
PO22 7PY

Offers in the Region Of £475,000 Freehold

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What is it that defines a well-balanced family home? Is it generous reception space, a practical layout, a good size garden or simply a location that works for day to day life? If these are the key ingredients then this **3 BEDROOM DETACHED HOUSE** will certainly warrant consideration. Offering well-proportioned accommodation throughout, the property features a spacious entrance hall, an open plan living/dining room and a kitchen/breakfast room, with a conservatory overlooking the rear garden adding further versatility.

The layout is equally suited to modern family living, with three bedrooms arranged on the first floor alongside a family bathroom, whilst a separate shower room provides additional convenience. The property also retains a degree of character, including an **original stained glass window**, complemented by more recent improvements such as a **replacement kitchen**.

Outside, the property boasts a **95 ft rear garden with workshop**, offering ample space for both families and those who simply enjoy outdoor living. To the front there is driveway parking leading to the garage.

Situated within a popular residential area, conveniently placed for local schools and everyday amenities, the property represents a well maintained home with scope for a purchaser to further personalise if desired. To fully appreciate the overall space, layout and garden, contact **May's** for an appointment to view.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL: 11' 4" x 9' 8" (3.45m x 2.94m)
radiator; understairs cupboard housing consumer unit and meters; original stained glass window; opening to:

KITCHEN: 18' 6" x 11' 0" (5.63m x 3.35m)
(maximum measurements over units) range of floor standing drawer and cupboard units having worktop; tiled splash backs and matching wall mounted cabinets over; integrated electric double oven with four burner gas hob; integrated appliances of dishwasher, washing machine & fridge freezer; further appliance space; inset sink; radiator; door to garage; stable door to:

REAR LOBBY:
double glazed door to rear garden; door to:

SEPARATE W.C.:
low level W.C.; wash hand basin.

DINING ROOM: 14' 7" x 11' 0" (4.44m x 3.35m)
(maximum measurements) living flame gas fire (not tested); T.V. aerial points; opening to:

SITTING ROOM: 12' 0" x 11' 0" (3.65m x 3.35m)
living flame gas fire (not tested); radiator; T.V. aerial point; built in bookcase with storage beneath; sliding double glazed doors to:

CONSERVATORY: 11' 4" x 7' 10" (3.45m x 2.39m)
of uPVC framed construction on brick plinth; double glazed double doors to rear garden.

F.F. LANDING:

trap hatch to roof space with loft ladder; cupboard housing gas fired combination boiler with slatted shelving.

BEDROOM 1: 15' 0" x 11' 1" (4.57m x 3.38m)
radiator.

BEDROOM 2: 12' 0" x 11' 0" (3.65m x 3.35m)
radiator.

BEDROOM 3: 11' 2" x 10' 8" (3.40m x 3.25m)
radiator; fitted wardrobe; eves storage.

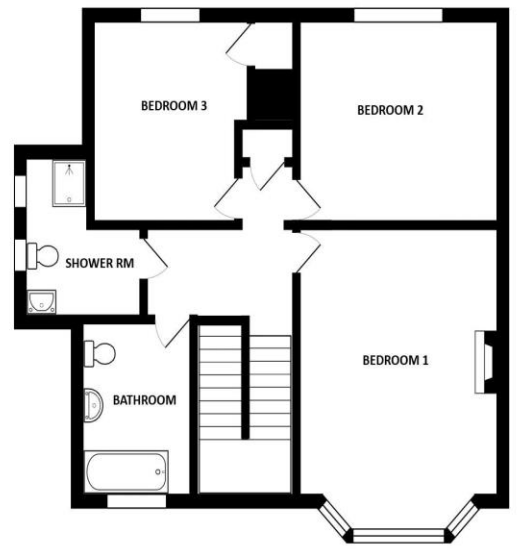
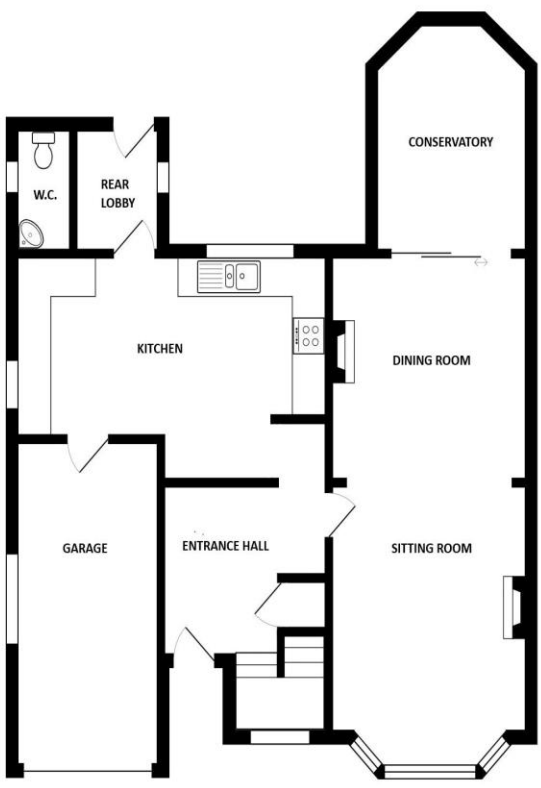
BATHROOM:
fully tiled walls; matching suite comprising panelled bath with mixer tap and hand held shower attachment; close coupled W.C.; wash hand basin inset in vanity unit.

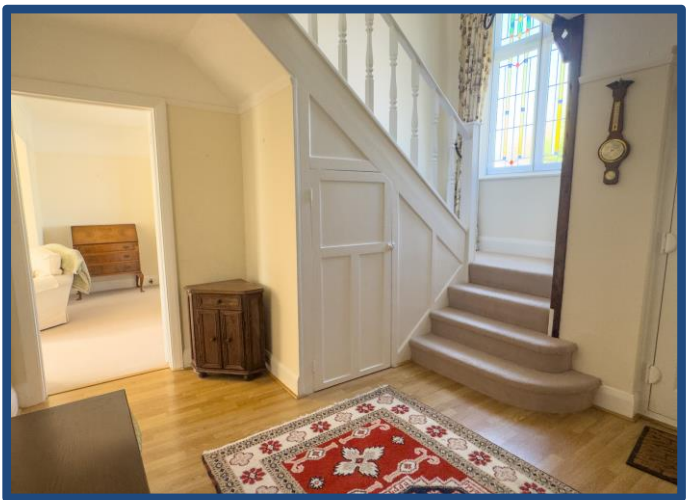
SHOWER ROOM:
shower cubicle with sliding glazed screen; W.C. with pedestal wash hand basin; radiator.

OUTSIDE AND GENERAL

GARDENS:
The **REAR GARDEN** has an approximate depth of 94ft and a width of 43ft or thereabouts. The area has been laid to a combination of patio and lawn with mature flower and shrub borders. To one side of the property there is a workshop and the other side has gated access to The **FRONT GARDEN** again has been laid to a combination of lawn with patio and shrub borders; whilst drive way parking leads to:

GARAGE: 17' 5" x 8' 0" (5.30m x 2.44m)
metal up and over door; power and light; water tap; door to kitchen.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.