

For a traditional, personal and professional service

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



36 Firs Avenue
Felpham, Bognor Regis,
PO22 8QA

£450,000 Freehold

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Located in a residential road less than a mile from the beach, village centre and local schools, this **DETACHED CHALET STYLE PROPERTY** is well set back from the road and benefits from generous off street parking for several vehicles. Improved over the years with replacement kitchen and bathrooms, the property offers deceptively spacious and versatile accommodation arranged over two floors, including two reception rooms and three/ four bedrooms, making it well suited to family living. The east facing rear garden extends to approximately 65 ft, whilst the frontage has been thoughtfully arranged to provide ample parking. Further benefits include gas fired central heating and uPVC double glazing. If this description has caught your attention, why not arrange a viewing with **May's** - you can't tell from looking at the outside.

ACCOMMODATION

uPVC double glazed door to:

ENTRANCE HALL:

telephone point; understairs cupboard.

SITTING ROOM: 14' 4" x 11' 10" (4.37m x 3.60m)

T.V. aerial point; electric fire (not tested); radiator.

KITCHEN: 13' 5" x 11' 10" (4.09m x 3.60m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktops; tiled splash backs and matching wall mounted cabinets over; inset electric double oven; five burner gas hob; inset sink & drainer; space and plumbing for dishwasher and washing machine; water softener; wall mounted gas fired boiler; integrated fridge and freezer.

G.F. BEDROOM 1: 13' 0" x 11' 10" (3.96m x 3.60m)

feature fire (not tested); telephone point; radiator.

DINING ROOM/G.F. BEDROOM 4: 11' 10" x 8' 0"

(3.60m x 2.44m)

radiator; double glazed double doors to conservatory; door to:

STUDY/WALK IN WARDROBE: 7' 9" x 5' 5" (2.36m x

1.65m)

telephone point.

CONSERVATORY: 13' 0" x 12' 0" (3.96m x 3.65m)

of uPVC construction on a brick plinth; two radiators; double glazed double doors to rear garden.

SHOWER ROOM:

fully tiled walls with close coupled W.C.; wash hand basin inset in vanity unit; corner shower cubicle; ladder style heated towel rail; extractor fan.

F.F. LANDING:

F.F. BEDROOM 2: 12' 10" x 12' 2" (3.91m x 3.71m)

fitted furniture incorporating wardrobes, dressing table and bedside drawers; radiator; door to eves storage.

F.F. BEDROOM 3: 10' 0" x 9' 4" (3.05m x 2.84m)

the former to face of wardrobes; radiator; eves storage cupboard.

BATHROOM:

fully tiled walls; matching suite comprising of panelled bath with mixer tap and independent shower over; combination vanity unit with W.C.; wash hand basin and twin cabinets beneath; ladder style heated towel rail.

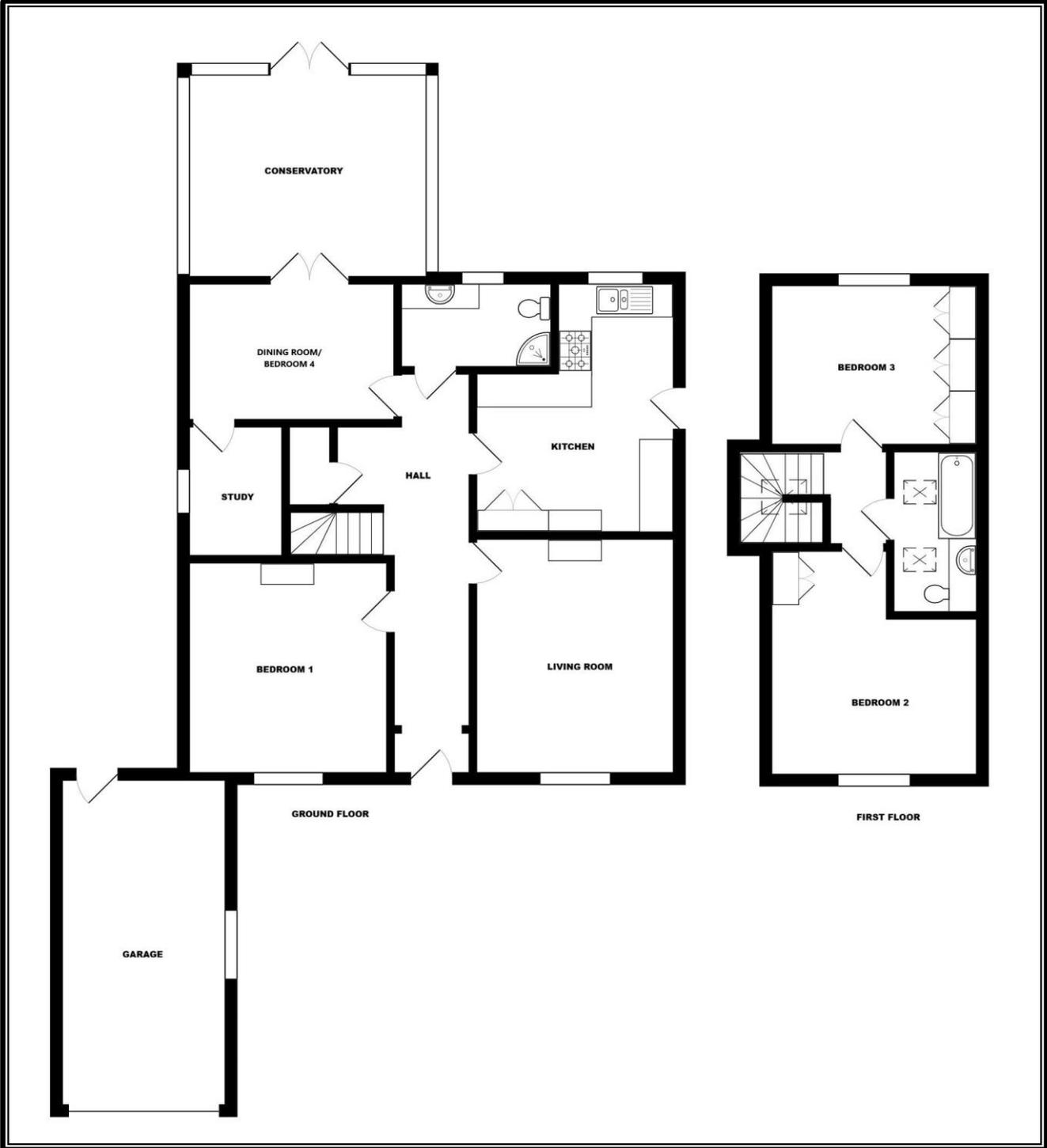
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly east and has been laid to a combination of patio and lawn areas with flower and shrub borders; timber summer house. The FRONT GARDEN has been laid to a combination of gravelled drive way providing parking for a number of vehicles; shaped lawn with flower borders.

GARAGE: 19' 1" x 9' 3" (5.81m x 2.82m)

with electrically operated up and over door; power and light; personal door to rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.