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



12 Broomcroft Road
Felpham, Bognor Regis,
PO22 7NJ

£650,000 Freehold

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A 20 ft. square Drawing Room, plus a Kitchen/Dining Room extending to over 30 ft., 3 double bedrooms and a south facing rear garden having a depth of some 75 ft. This is a brief summary of this **INDIVIDUAL DETACHED FAMILY HOUSE** but is a long way off describing the full picture. Modernised over the years, the property has undoubtedly been upgraded with quality in mind with such features as pressurised hot water system, **Miele and Gaggenau Kitchen ware**, plus a replacement gas fired boiler in the dedicated Utility Room. Fitted with 'plantation' blinds the double glazed windows are timber framed adding to the character of the property whilst the main living areas at ground floor level have oak strip flooring and ceramic tiling.

The property is situated on the **private Summerley Estate**, with Felpham village centre approximately 3/4 of a mile away offering a range of local shopping facilities, pubs, cafes, schools and sailing club. Bognor Regis town centre lies approximately 1.5 miles further on, providing a wider selection of amenities, whilst larger centres including Chichester, Worthing and Brighton are all within reach. Mainline railway stations can be found at Bognor Regis and Barnham, providing access along the south coast and to London. The leisure opportunities of the South Downs National Park, along with the historic centres of Arundel and Chichester, are also within easy reach, whilst the renowned Festival of Speed and Revival at Goodwood provide added highlights to the local social calendar. If you are looking for an opportunity to improve on the quality already in existence, this is a property that needs to be seen to understand the possibilities within. Contact **May's** for an appointment to view - you too could be impressed with the size and layout.

ENTRANCE HALL:

With substantial oak front door; oak strip flooring; radiator.

CLOAKROOM:

Low level W.C.; wash basin; radiator.

DRAWING ROOM: 20' 8" x 20' 8" (6.29m x 6.29m)

A double aspect room, south and east; with full width combination of picture window flanked by twin doors overlooking the Garden; oak strip flooring; recessed firebox with fitted grill and slate hearth; TV and satellite aerial points (subject to subscription); telephone point; 2 radiators; opening to:

KITCHEN/DINING ROOM:

DINING SECTION: 12' 6" x 11' 6" (3.81m x 3.50m)

A double aspect room, south and west accessed via double doors; twin radiators; ceramic tiled floor.

KITCHEN SECTION: 18' 8" x 12' 6" (5.69m x 3.81m)

(maximum measurements over units). Range of floor standing timber faced drawer and cupboard units having granite worktop and upstands incorporating inset stainless steel bowl and a half sink, plus 'Gaggenau' gas and electric hob units with plate warmer beneath; further island unit with inset single bowl sink and incorporating dishwasher plus further cupboard units beneath; additional matching tall storage units incorporating Miele eye level oven and microwave flanked by pull out larder units and glazed display cabinet; 'american' style fridge/freezer; ceramic tiled floor; glazed panelled door to side; door to Garage/Store; door to:

UTILITY ROOM: 9' 9" x 3' 9" (2.97m x 1.14m)

With radiator; wall mounted gas fired boiler; ceramic tiled floor; space and plumbing for washing machine.

FIRST FLOOR LANDING:

Approached via winding staircase and having shelved linen store, cupboard housing pressurised hot water cylinder; trap hatch to roof space.

BEDROOM 1: 17' 0" x 9' 4" (5.18m x 2.84m)

A double aspect room, with triple built in wardrobe cupboard; radiator; steps to:

EN-SUITE BATH/SHOWER ROOM/W.C.: 9' 3" x 7' 6" (2.82m x 2.28m)

max. Matching white suite of panelled bath, twin wash basins with cabinets beneath; close coupled W.C. with concealed cistern; fully tiled shower cubicle with sliding glazed door; radiator; heated towel rail.

BEDROOM 2: 20' 6" x 13' 2" (6.24m x 4.01m)

Double fitted wardrobe cupboard plus adjacent shelved store; 2 radiators; double aspect, south and east.

BEDROOM 3: 13' 4" x 10' 8" (4.06m x 3.25m)

A double aspect room, south and west with double built in wardrobe cupboards; radiator; wall light points.

SHOWER ROOM/W.C.:

Fully tiled cubicle having glazed door; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; radiator; heated towel rail.

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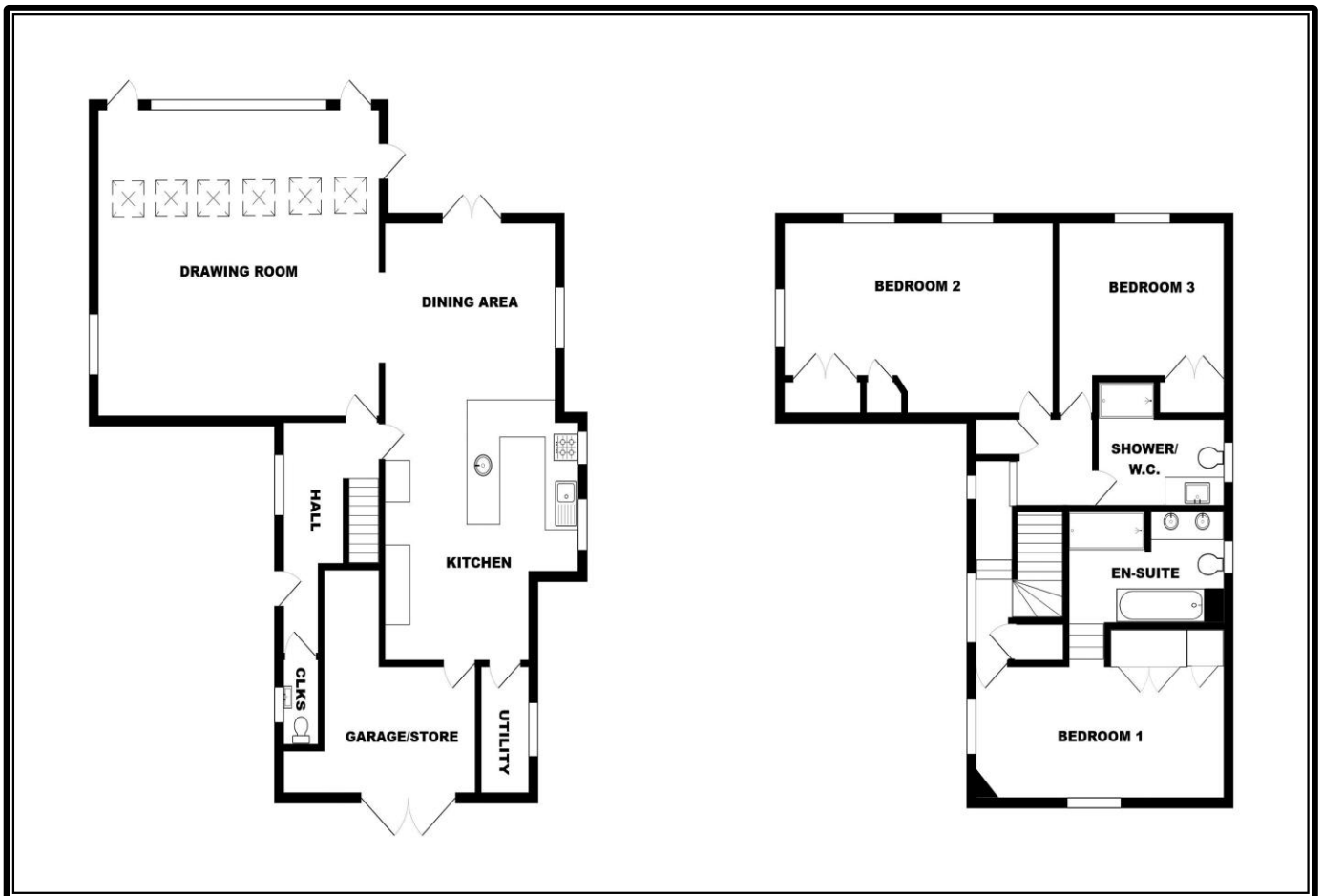
OUTSIDE AND GENERAL

GARAGE/STORE: 10' 4" x 9' 0" (3.15m x 2.74m)

A truncated area now providing storage space with power and light with double side hung timber doors; gas and electric meters. Personal door to Kitchen.

GARDENS:

The **REAR GARDEN** faces south and has a depth approaching 75 ft and a width of some 50 ft or thereabouts. The area is laid principally to lawn surrounded by a combination of lapped timber fencing and matured shrubs. Paths lead either side to the **FRONT GARDEN** which has been largely paved to provide access to the Garage/Store plus additional off street parking. To one side is a further lawned area bounded by a shrub bed and path to the front door.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 75 c |
| 55-68 | 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.