



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£300,000 Freehold**

**22 Wroxham Way  
Felpham, Bognor Regis, PO22 8HB**

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This particular part of the Sussex coast is renowned for its retirement benefits. The flat coastal plain, the famous temperate climate, and the relative ease of access to the larger cosmopolitan centres of London, Brighton and Southampton all contribute to this, whilst the rather more abstract 'atmosphere' plays a large part in the decision making process. But just as this area is not populated solely by the more mature adults, neither is the purchase and occupation of this **SEMI-DETACHED BUNGALOW** necessarily restricted to older buyers. This property is offered for sale with the benefit of Gas Fired Central Heating by radiators, plus uPVC framed double glazing. Located just to the north of Felpham Village, the property lies within some 600 metres of the Golf Club and a similar distance to the Arun Leisure Centre. Ideal for those looking to downsize, and well worth an internal inspection, so contact **May's** today for an appointment.

## ACCOMMODATION

uPVC framed double glazed door to:

**ENTRANCE PORCH:**  
glazed door to:

**ENTRANCE HALL:**  
shelved meter cupboard; glazed door to:

**KITCHEN:** 12' 5" x 8' 10" (3.78m x 2.69m)  
range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; further appliance space; wall mounted "Viessmann" gas fired boiler; radiator; glazed door to entrance porch.

**SITTING/DINING ROOM:** 18' 0" x 11' 10" (5.48m x 3.60m)  
radiator.

**INNER HALL:**  
linen cupboard with slatted shelving and electric heater; trap hatch to roof space.

**BEDROOM 1:** 12' 10" x 11' 10" (3.91m x 3.60m)  
radiator.

**BEDROOM 2:** 10' 0" x 9' 0" (3.05m x 2.74m)  
radiator; uPVC double glazed sliding door to:

**CONSERVATORY:** 8' 10" x 8' 6" (2.69m x 2.59m)  
of uPVC framed construction; double glazed double doors to rear garden.

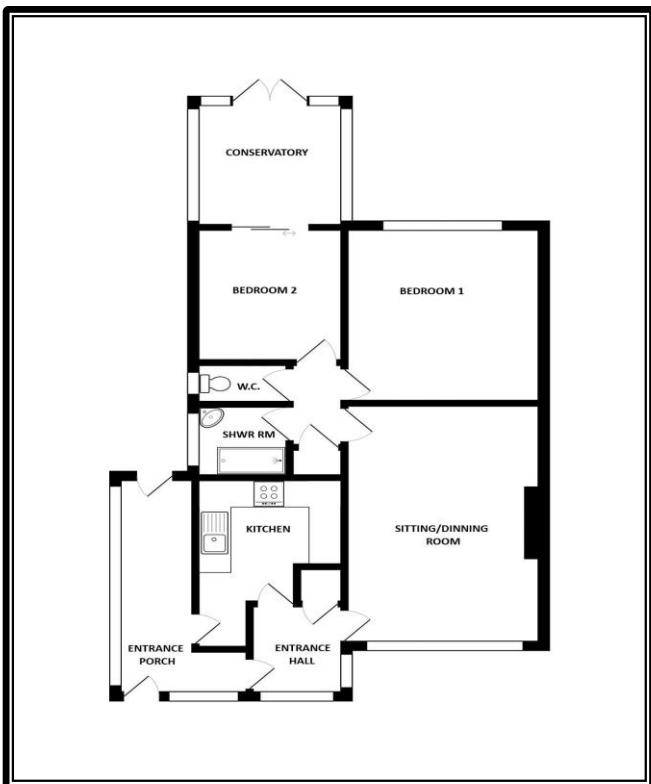
**SHOWER ROOM:**  
part tiled walls; walk in shower with glazed screen; ladder style heated towel rail; corner wash hand basin inset in vanity unit.

**SEPARATE W.C.:**  
close coupled W.C.; radiator.

## OUTSIDE AND GENERAL

**GARDENS:**  
The **REAR GARDEN** is laid principally to lawn with flower and shrub borders, there is a patio area which abuts the property. The **FRONT GARDEN** again has been laid principally to lawn with patio area and a concrete drive way leading to:

**GARAGE:** 16' 0" x 8' 4" (4.87m x 2.54m)  
metal up and over door; power and light; personal door to side.



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.