

For a traditional, personal and professional service

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



5 Ramillies Gardens

Felpham, West Sussex

PO22 7QH

£435,000 Freehold

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.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Over the years Felpham has become renowned for its many benefits. The relatively mild climate, the flat coastal plain and the proximity of the larger cities of Brighton, Portsmouth and Chichester to name just a few. To cater for this demand, the area has been developed with many properties designed to suit and this **EXTENDED 2 BEDROOM 2 BATHROOM DETACHED BUNGALOW** is just one such property. Offered for sale with the benefit of no onward chain and located on a corner plot in a quiet cul-de-sac on this maturing residential estate. The property also benefits from double glazed windows, an ensuite, and plenty of useful storage. Local shopping facilities, buses and recreational areas are all within about a ¼ mile, whilst the beach and village centres of Felpham and Middleton are within ½ a mile. If you think you could realise the full potential of this bungalow why not telephone **May's** for an appointment to view.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; telephone point; trap hatch to roof space; double store cupboard; further shelved linen cupboard with electric heater; double doors to:

SITTING ROOM/DINING ROOM: 22' 3" x 14' 7"
(6.78m x 4.44m)

(maximum measurements) "L" shaped design comprising of: DINING SECTION: 11'0 x 9'2 LIVING ROOM SECTION: 14'6 x 11'3 two radiators; T.V. aerial point; telephone point; living flame gas fire (not tested).

KITCHEN: 11' 0" x 8' 0" (3.35m x 2.44m)

(maximum measurements over units) fully tiled walls; range of floor standing drawer and cupboard units having roll edge work top and matching wall mounted cabinets over; inset stainless steel sink; eye level double oven; electric hob with extractor hood over; integrated appliances of fridge freezer, dishwasher & washing machine; wall mounted gas fired combination boiler.

BEDROOM 1: 13' 4" x 11' 0" (4.06m x 3.35m)

radiator; T.V. aerial point; built in double wardrobe; double glazed double doors to rear garden; door to

EN-SUITE:

fully tiled walls; matching suite comprising of panelled bath with mixer tap & separate shower; pedestal wash hand basin; close coupled W.C.; shower cubicle; radiator; shaver point; extractor fan.

BEDROOM 2: 13' 9" x 10' 9" (4.19m x 3.27m)

radiator; T.V. aerial point; telephone point; built in double wardrobe; further wardrobe.

BATHROOM:

fully tiled walls; matching suite comprising panelled bath with mixer tap; separate shower attachment; close coupled W.C.; pedestal wash hand basin; radiator; shaver point; extractor fan; ladder style heated towel rail; sun tunnel.

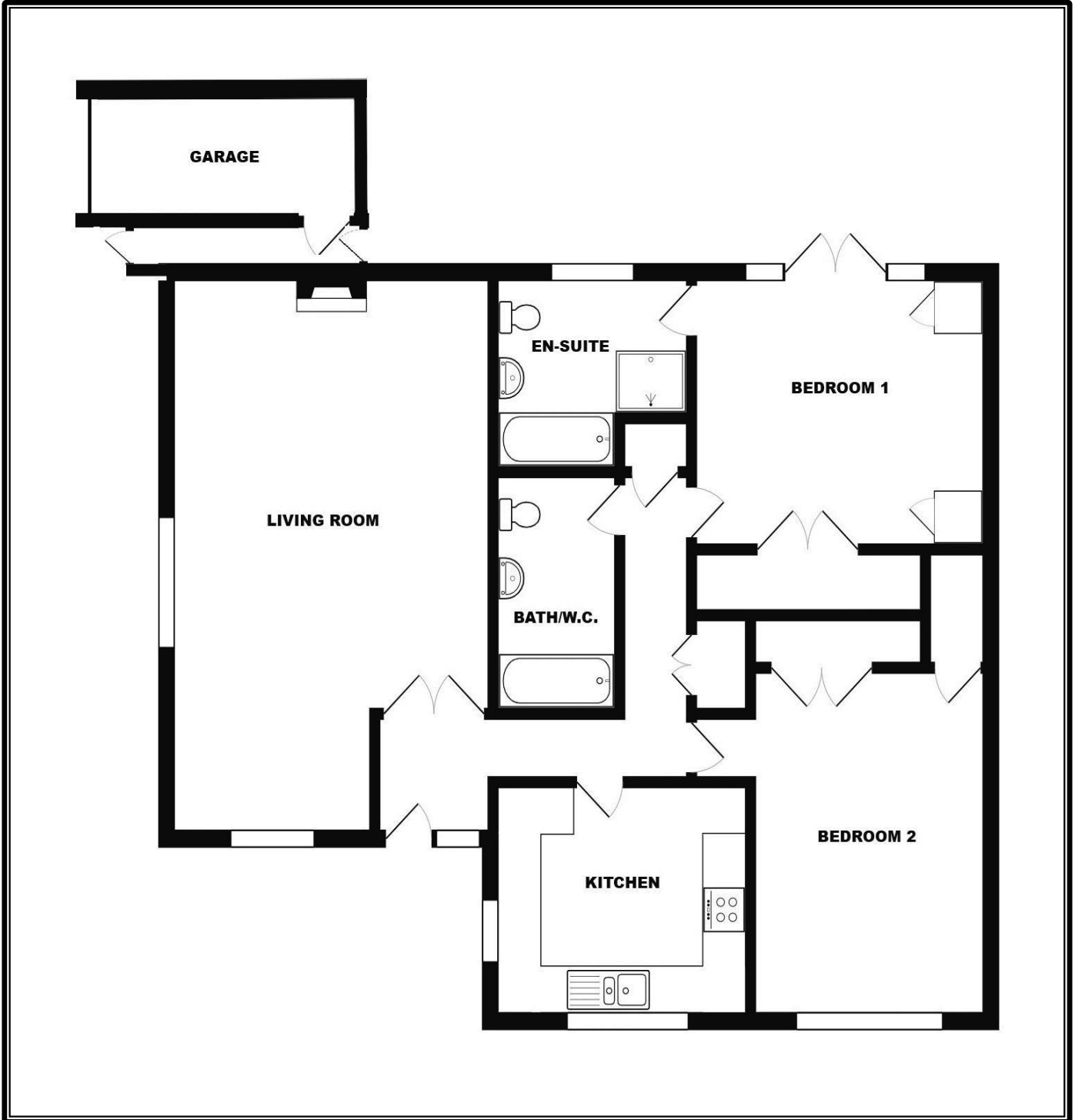
OUTSIDE AND GENERAL

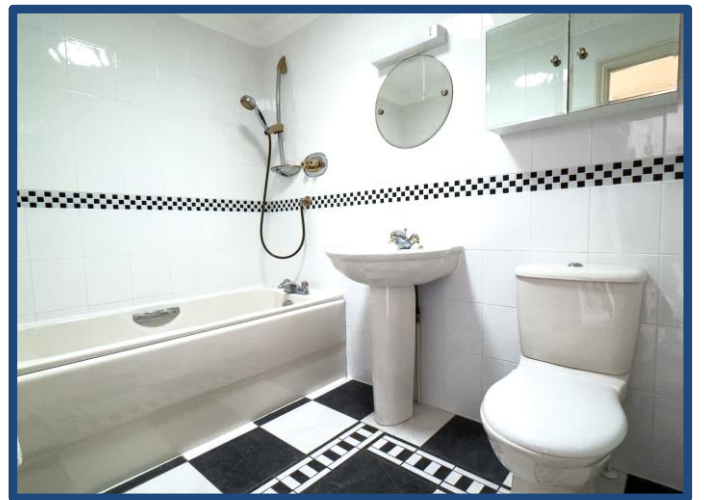
GARDENS:

The REAR GARDEN has been laid to a combination of shaped patio and lawn with flower and shrub borders, gated access to driveway and garage. The FRONT GARDEN again has been laid to a combination of patio, shaped lawn, flower and shrub borders. with brick paved drive way.

GARAGE:

with electrically operated up and over door; power and light. Personal door to side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.