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



17 Bala Crescent
Felpham, Bognor Regis,
PO22 8LY

£425,000 Freehold

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Beautifully presented and extensively extended, this impressive **4 bedroom semi-detached** home offers far more than first meets the eye. Having undergone significant improvements, the property now provides spacious, contemporary accommodation arranged over three floors, with the real highlight being the open-plan kitchen, dining and family area, featuring a modern kitchen, generous rooflights and large sliding doors opening onto the rear garden. Further benefits include a separate living room, utility room and a spacious principal bedroom occupying the top floor. The property is ideally positioned within easy reach of local schools, village amenities and the beach. Contact **May's** to arrange a viewing and discover everything this wonderful family home has to offer.

ACCOMMODATION

Front door to:

ENTRANCE HALL:

radiator; understairs storage cupboard housing meters; door to:

SITTING ROOM: 13' 6" x 10' 4" (4.11m x 3.15m)

radiator; opening to:

KITCHEN/DINER/FAMILY ROOM: 16' 10" x 7' 4" (5.13m x 2.23m)

KITCHEN/DINER 16'10 x 7'4. (maximum measurements over units) range of floor standing draw and cupboard units; worktop with matching upstands and wall mounted cabinets over; integrated fridge and freezer; integrated dishwasher; eye level oven; induction hob with cooker hood over; inset quartz sink; opening to: FAMILY ROOM: 14'1 x 10'0. underfloor heating; two Velux windows; sliding patio door rear garden; door to:

UTILITY:

floor standing drawer and cupboard units with roll edge worktop above; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated washing machine; further appliance space; door to side; door to:

CLOAKROOM:

close coupled W.C.; wash basin inset in vanity unit with cabinet beneath.

F.F. LANDING:

BEDROOM 2: 14' 2" x 9' 10" (4.31m x 2.99m)

(currently utilised as a dressing room) radiator; wardrobe.

BEDROOM 3: 9' 0" x 8' 0" (2.74m x 2.44m)

radiator; fitted wardrobe.

BATHROOM:

part tiled walls; matching suite comprising panelled bath with mixer tap and independent shower above and glazed screen; W.C. with concealed cistern; wash hand basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail.

BEDROOM 4/STUDY: 7' 0" x 6' 9" (2.13m x 2.06m)

radiator.

SECOND FLOOR

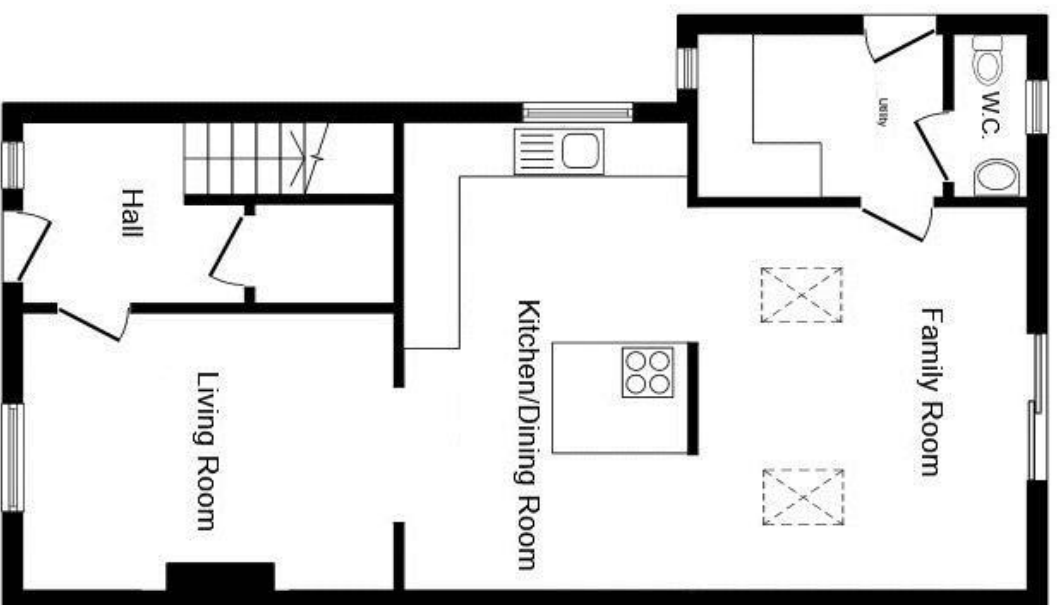
BEDROOM 1: 18' 0" x 12' 7" (5.48m x 3.83m)

(maximum measurements into eaves) radiator; eaves storage; door to: EN-SUITE: wet room with rainfall shower; glazed screen; close coupled W.C.: wash basin; ladder style heated towel rail; extractor fan.

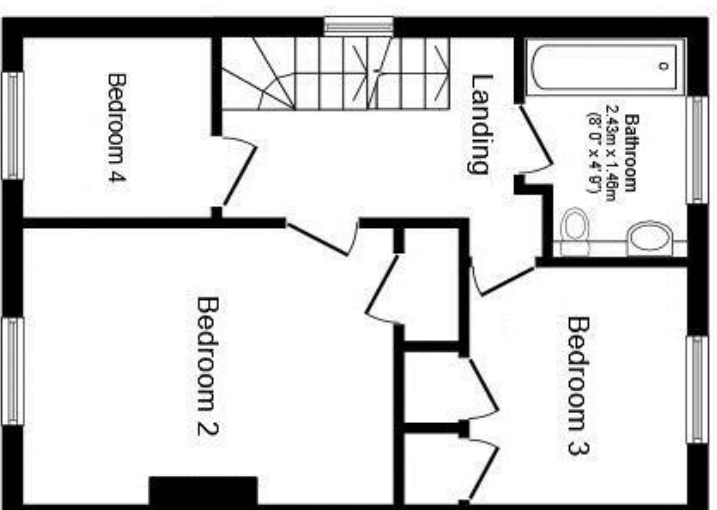
OUTSIDE AND GENERAL

GARDENS:

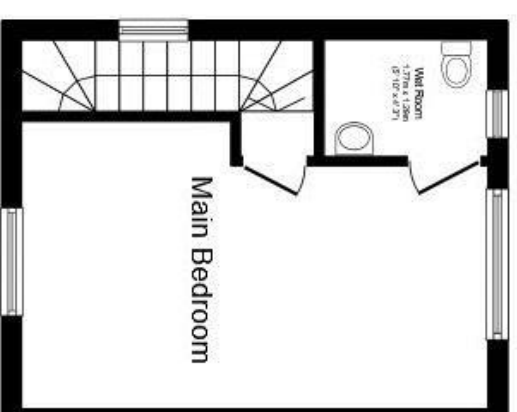
The REAR GARDEN is laid to a combination of patio and lawn with shrub borders, timber garden store, with power and internet connection. The FRONT GARDEN again is laid to a combination of lawn with driveway providing parking for a number of vehicles.



Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.