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



3 Glenwood Avenue

Bognor Regis

PO22 8BS

£495,000 Freehold

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If convenience of location is a major factor in your search criteria, perhaps this **WELL PRESENTED DETACHED FOUR BEDROOM CHARACTER PROPERTY** may well be of interest to you. Situated within a mile of Bognor Regis town centre, local schools and, of course, the seafront, the property is also within proximity of the mainline railway station, offering direct links to London Victoria, whilst the city centres of Chichester, Portsmouth and Brighton are also readily accessible.

The property has been modernised over the years, whilst still retaining features in keeping with its character, including fireplaces, exposed beams and leaded light style double glazing. The accommodation includes a replacement kitchen, bathroom and ground floor WC, together with gas fired central heating. Outside, the property is set on a corner plot with gardens to the front, side and rear, plus gated off street parking and a detached garage. From a leisure point of view, Arun Leisure Centre is within half a mile, whilst sailing clubs at Felpham and Bognor Regis, together with Bognor Regis Golf Club, are also within reach. Further afield are Chichester Festival Theatre and the varied activities surrounding the Goodwood Estate, including horse racing, the Festival of Speed and Revival meetings.

If these features are of interest to you, why not telephone **May's** for an appointment to view. If the location fits, then you need to look inside.

ACCOMMODATION

ENTRANCE PORCH:

Covered timber framed entrance porch with bench seating and useful boot storage. Glazed door leading to:

ENTRANCE HALL:

radiator, understairs cupboard housing the electric meter and consumer unit.

KITCHEN: 12' 0" x 9' 0" (3.65m x 2.74m)

(maximum measurements over units) Fitted with a range of shaker style floor standing drawer and cupboard units with wood block worktops, tiled splashbacks and matching wall mounted cabinets over. Belfast style sink, space and plumbing for dishwasher, further appliance space, integrated wine cooler and Rangemaster cooker set within a tiled surround. Wall mounted gas fired boiler, larder cupboard and double glazed door to the side garden.

SITTING ROOM: 20' 0" x 12' 0" (6.09m x 3.65m)

(maximum measurements) Triple aspect room with two radiators, exposed ceiling beams and brick fireplace with open fire. Double glazed doors to decking and rear garden.

DINING ROOM 15' 0" x 12' 0" (4.57m x 3.65m)

(maximum measurements) Leaded light bay window with fitted bench seating and storage beneath, radiator, exposed ceiling beams, open fireplace.

W.C.

WC with concealed cistern, wash basin with cabinet beneath.

FIRST FLOOR LANDING

Trap hatch to roof space.

BEDROOM 1: 18' 2" x 12' 0" (5.53m x 3.65m)

(maximum measurements) Dual aspect room, twin fitted wardrobes, two radiators, TV aerial point.

BEDROOM 2: 12' 6" x 12' 0" (3.81m x 3.65m)

radiator and TV aerial point.

BEDROOM 3: 11' 7" x 9' 6" (3.53m x 2.89m)

radiator.

BEDROOM 4: 6' 10" x 6' 2" (2.08m x 1.88m)

(plus door recess) radiator, airing cupboard housing lagged hot water cylinder with slatted shelving

BATHROOM

tiled walls, panel bath with shower over and screen, wash basin, W.C., heated towel rail.

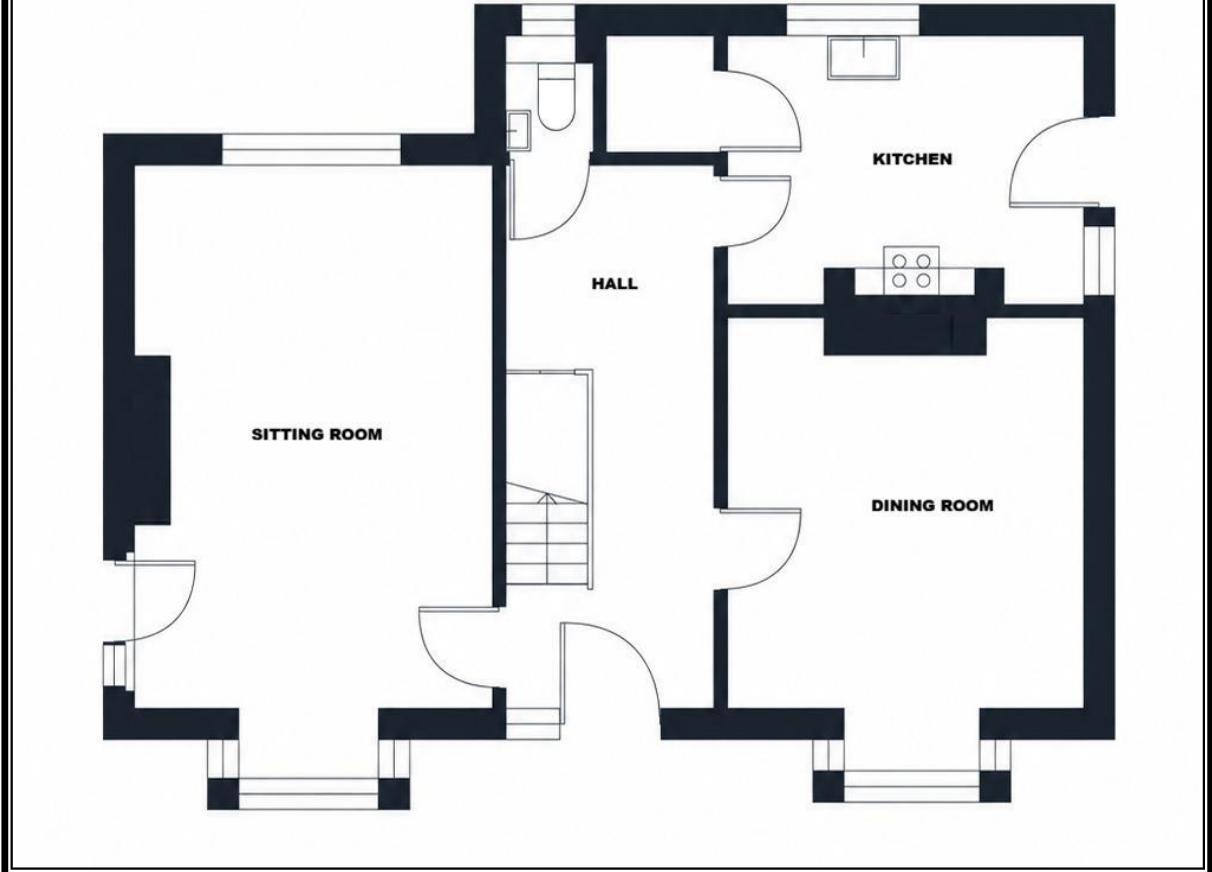
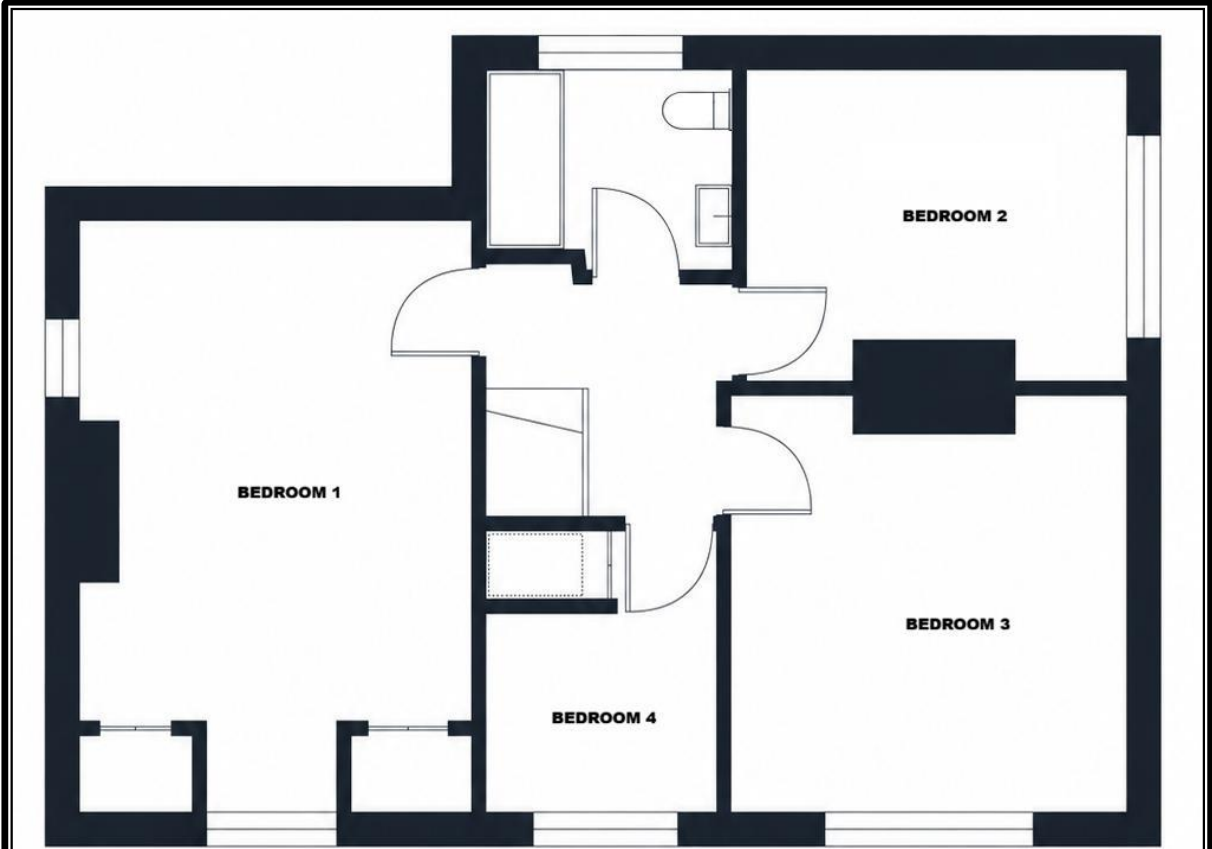
OUTSIDE AND GENERAL

GARDENS

The property is set on a corner plot with gardens to the front and side. Gated access to rear garden and driveway. The rear garden is laid to a combination of lawn, decking and block paving, with tree, flower and shrub borders. Timber garden store.

GARAGE AND PARKING

Brick built detached garage, split into two sections, with overall measurements of 18'9" x 9'2". Up and over door. Power and light. Pitched roof. Personal door to side. Gated access to off street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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.