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



33 Downview Road
Felpham, Bognor Regis,
PO22 8HQ

£640,000 Freehold

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What is it that makes a family home truly work? Is it the proximity to schools and the village, the flexibility of the accommodation, or simply a property that is ready to move straight into? If these factors are high on the list then this **CHARACTER 3 BEDROOM DETACHED HOUSE** will certainly warrant consideration. Having been **recently redecorated throughout** and **benefiting from new flooring**, the property offers well presented and adaptable accommodation suited to modern living.

The layout provides two reception rooms, a conservatory overlooking the rear garden and a well appointed kitchen, complemented by a separate utility room and a study, providing useful additional space. To the first floor there are three bedrooms and a family bathroom. Outside, the rear garden incorporates established planting and a kitchen garden. To the front there is driveway parking leading to a garage.

Situated midway between the Downview junior school and Felpham Community College, Felpham village centre less than 600 meters to the south, with Bognor Regis Golf Club approximately 400 meters to the north whilst more comprehensive shopping facilities are available in Bognor Regis some 1.5 miles to the west.

So if you are looking for a well positioned and well presented family home, perhaps this property might be the one for you. To see for yourself the overall space and setting contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

radiator; understairs cupboard housing consumer unit and electric meter.

W.C.:

low level W.C.; wash hand basin.

KITCHEN: 13' 4" x 9' 8" (4.06m x 2.94m)

(maximum measurements over units) range of floor standing drawer and cupboard units with woodblock worktop; and matching wall mounted cabinets over; stainless steel sink; integrated fridge; rangemaster cooker; further appliance space; door to utility room; opening to:

DINING ROOM: 13' 10" x 11' 6" (4.21m x 3.50m)

Dual aspect room; T.V. aerial point; radiator; double glazed double doors to patio and garden; bifold double doors to:

CONSERVATORY: 11' 4" x 10' 0" (3.45m x 3.05m)

radiator; double glazed double doors to patio and rear garden; sliding glazed door to:

SITTING ROOM: 14' 0" x 13' 4" (4.26m x 4.06m)

Brick fireplace with raised hearth; radiator; T.V. aerial point; opening to:

STUDY: 9' 6" x 9' 1" (2.89m x 2.77m)

dual aspect room; radiator.

UTILITY ROOM: 12' 5" x 8' 2" (3.78m x 2.49m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop above; stainless steel sink; fridge freezer; space and plumbing for washing machine; further appliance space; door to patio and garden; further door to internal passage leading to front garden.

FIRST FLOOR LANDING:

radiator; trap hatch with folding ladder to:

LOFT ROOM:

fully boarded and lined with Velux window; access to eaves storage areas.

BEDROOM 1: 12' 0" x 11' 4" (3.65m x 3.45m)

Dual aspect room; radiator; fitted wardrobe.

BEDROOM 2 13' 5" x 11' 0" (4.09m x 3.35m)

radiator.

BEDROOM 3: 9' 6" x 9' 1" (2.89m x 2.77m)

dual aspect room; radiator.

BATHROOM:

Fully tiled with matching suite comprising panelled bath with mixer tap and independent shower mixer; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail; airing cupboard housing replacement lagged hot water cylinder and slatted shelving.

OUTSIDE AND GENERAL

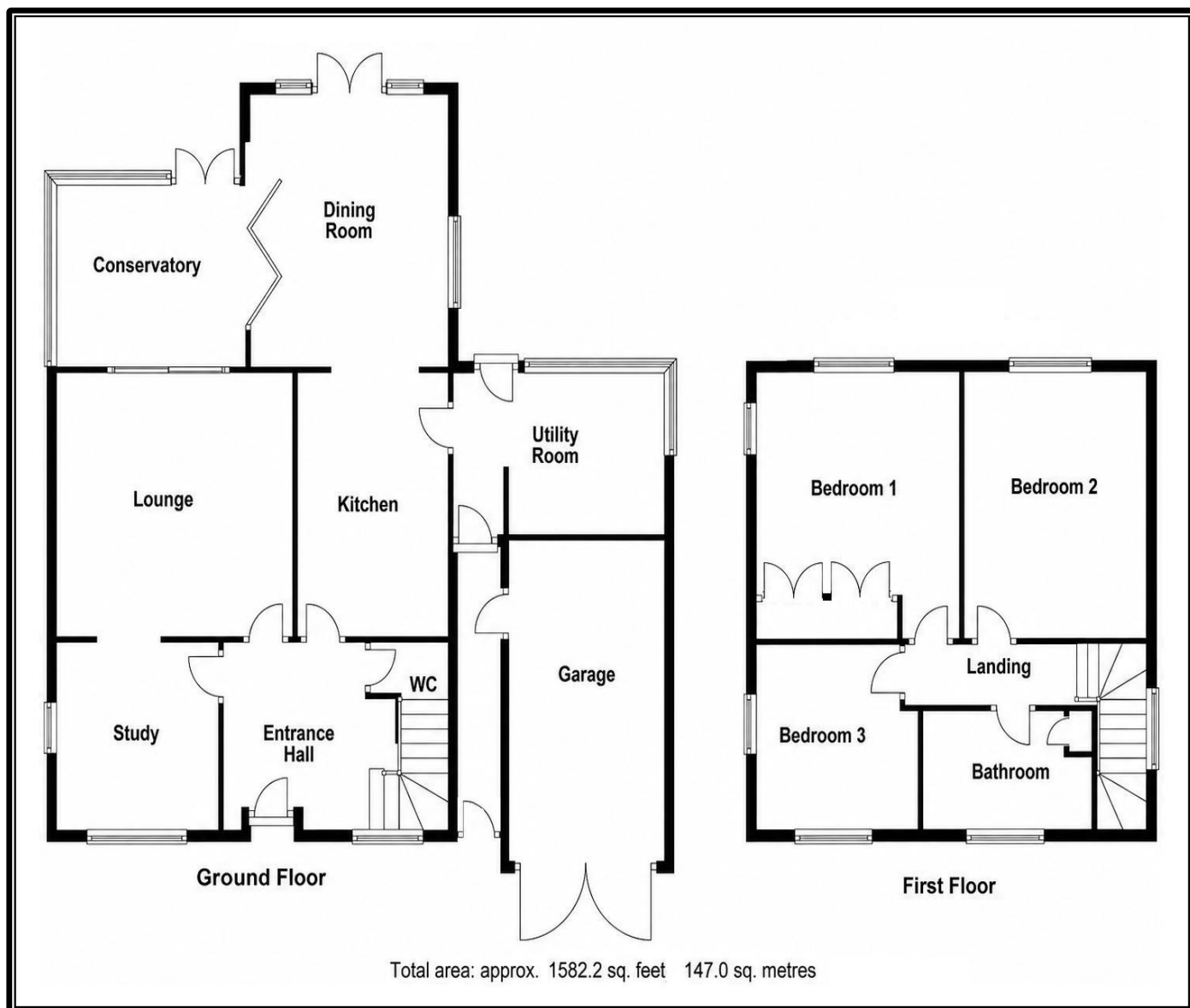
GARDENS

FRONT GARDEN: The property is approached via a gravel driveway providing off road parking for several vehicles. The front garden is well screened from Downview Road by mature hedging, with a pathway leading to the front door beneath a timber pergola with climbing plants.

REAR GARDEN: The rear garden is a particularly attractive feature, enjoying a private westerly aspect and extending to approximately 120ft in length. Immediately adjoining the property is a paved terrace, which leads onto a generous lawn bordered by a variety of established shrubs, trees and flowering plants. A central planted section provides a degree of separation within the garden, beyond which there is a further lawned area and a designated kitchen garden. Additional features include a timber garden shed, greenhouse and summer house.

GARAGE: 15' 9" x 9' 0" (4.80m x 2.74m)

Double doors; power and light; gas fired boiler; gas meter; side door.





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