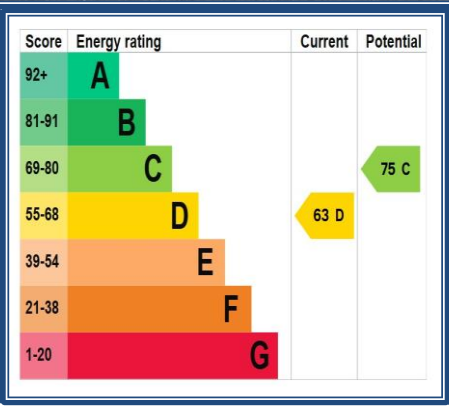
May's
The Village Agent Ltd
ESTATE AGENT • VALUER • SURVEYOR
Tel: 01243 841 341
Fax: 01243 841 611
felpham@maysagents.co.uk
For a traditional, personal and professional service
64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ









(for more photographs go to www.maysagents.co.uk)

£365,000 Freehold

27 Summerhill Drive
Felpham, Bognor Regis, PO22 6AS

www.maysagents.co.uk

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
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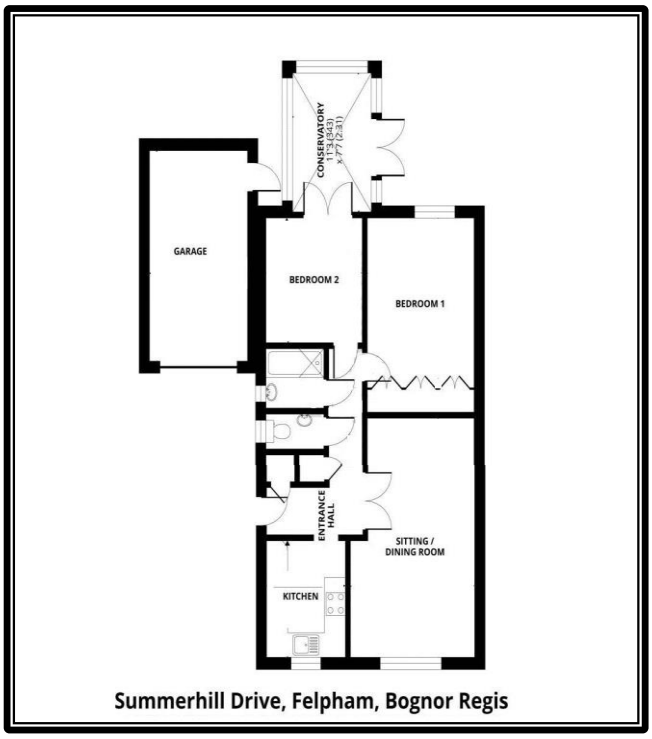
Located on a corner plot of this increasingly popular private residential estate is this **DETACHED BUNGALOW**. Improved over the years, the property offers versatile accommodation providing for a variety of occupiers from the family through to the later years. Offered for sale with the benefit of gas fired central heating and uPVC framed double glazing the property also boasts a uPVC framed Conservatory overlooking the rear garden. Parking is provided via the driveway to the garage, this truly is a property that requires internal inspection to appreciate the features on offer. For an appointment to view, telephone **May's** - you won't really know what it's like until you look inside !!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:
radiator; storage cupboard; airing cupboard housing lagged hot water cylinder and fitted immersion heater; slatted shelving; trap hatch to roof space; opening to:

KITCHEN: *9' 4'' x 7' 5'' (2.84m x 2.26m)*
(maximum measurement's over units) range of floor standing drawer and cupboard units with roll edge worktop above; tiled splash backs and matching wall mounted cabinets over; space and plumbing for automatic washing machine; space and plumbing for slimline dishwasher; cooker space; fridge space; stainless steel sink; "Valiant" gas fired boiler; radiator; double doors to:



LVING ROOM: *19' 8'' x 11' 9'' (5.99m x 3.58m)*
narrowing to 10'2; radiator; T.V. aerial point; telephone point; recessed downlighters.

BATHROOM:
panelled bath with glazed shower screen and "Triton" electric shower; part tiled walls; wash hand basin inset in vanity unit with mixer tap; shaver point; extractor fan; radiator.

SEPERATE W.C.:
with low level W.C.; wash hand basin with mixer tap; radiator.

BEDROOM 1: *13' 9'' x 10' 0'' (4.19m x 3.05m)*
the former to face of wardrobes; radiator; T.V. aerial point; telephone point.

BEDROOM 2: *10' 0'' x 9' 0'' (3.05m x 2.74m)*
radiator; telephone point; double glazed double doors to:

CONSERVATORY: *11' 2'' x 7' 7'' (3.40m x 2.31m)*
of uPVC double glazed construction; radiator; two electric heaters; double glazed double doors to patio.

OUTSIDE AND GENERAL
The **REAR GARDEN** has a width of 41ft and a depth of 26ft or thereabouts. The area is divided into patio and lawn areas with well stocked flower and shrub borders. The **FRONT GARDEN** has a lawn area with various flower and shrub borders and concrete driveway leading to:

GARAGE: *17' 0'' x 9' 0'' (5.18m x 2.74m)*
wooden barn doors; power and light; personal side door.

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.