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



**3 George IV Walk**  
**Felpham, Bognor Regis,**  
**PO22 8HJ**

**£450,000 FREEHOLD**

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It is a huge relief, at least for this agent, to realise that amongst the generally rather bland residential architecture of the 1960s, some developers managed to recreate a style that has retained an almost ageless popularity. As an example of such, this GEORGIAN STYLE SEMI DETACHED HOUSE is one of a small group which has always proved amongst the most sought after styles within this particular area.

This property has been the subject of extensive improvements and extensions over recent years including an open plan kitchen/family room, gym, utility room, and loft conversion providing a large primary bedroom with en-suite. To coin a phrase, the property is "deceptively spacious" and internal inspection is highly recommended, as prospective purchasers will almost certainly be pleasantly surprised by both the size and revised layout. Contact **May's** for an appointment to view.

## ACCOMMODATION

**double glazed door to:**

### ENTRANCE HALL:

door to:

**SITTING ROOM:** 15' 1" x 14' 0" (4.59m x 4.26m)

bay window; radiator; double doors to:

### KITCHEN/FAMILY ROOM:

KITCHEN SECTION: 18'5 x 10'9. Range of floor standing drawer and cupboard units; tiled splash backs with matching wall mounted cabinets over; 5 burner gas hob with cooker hood over; inset sink with mixer tap with boil tap; eye level double oven; integrated full length fridge and freezer; under stairs cupboard housing meter; opening to: DINING SECTION: 14'0 x 14'0. vaulted ceiling; bifold doors to patio and garden; opening to: STUDY: 19'2 x 10'0 the former narrowing to: 12'0. Radiator; door to:

**GYM:** 13' 6" x 7' 9" (4.11m x 2.36m)

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

### SHOWER ROOM:

close coupled W.C.; hand wash basin inset in vanity unit with drawers beneath; walk in shower cubicle with glazed screen; ladder style heated towel rail; extractor fan.

**UTILITY ROOM:** 7' 4" x 6' 0" (2.23m x 1.83m)

range of floor standing cupboard units with roll edge work top and matching wall mounted cabinets over; space and plumbing for washing machine; door to:

**WORK SHOP/STORE ROOM:** 12' 10" x 7' 0" (3.91m x 2.13m)

metal barn doors; power and light; gas meter.

### F.F. LANDING:

**BEDROOM 2:** 13' 6" x 12' 0" (4.11m x 3.65m)

bay window; two radiators; built in wardrobe.

**BEDROOM 3:** 10' 0" x 10' 0" (3.05m x 3.05m)

plus door recess; radiator; cupboard housing gas fired boiler; fitted wardrobe.

### FAMILY BATHROOM:

matching suit comprising panelled bath with independent shower mixer and glazed screen; close coupled W.C.; hand wash basin inset in vanity unit with twin cabinet beneath; radiator; extractor fan.

### 2nd FLOOR :

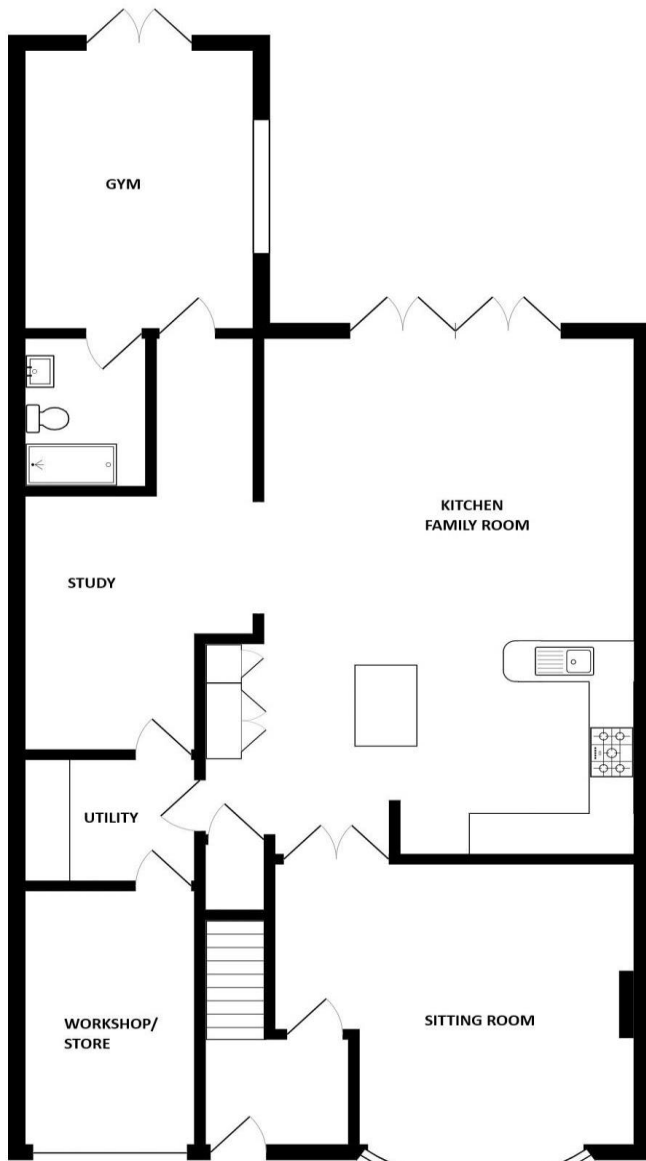
**PRIMARY SUITE:** 18' 8" x 10' 8" (5.69m x 3.25m)

radiator; eves storage; EN-SUITE: panelled bath with independent shower mixer and glazed screen; "his & hers" sink in vanity unit with storage beneath; W.C. with concealed cistern; shaver point; extractor fan; ladder style heated towel rail.

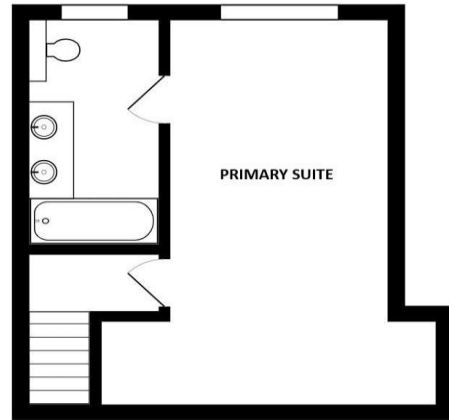
### OUTSIDE AND GENERAL

#### GARDENS:

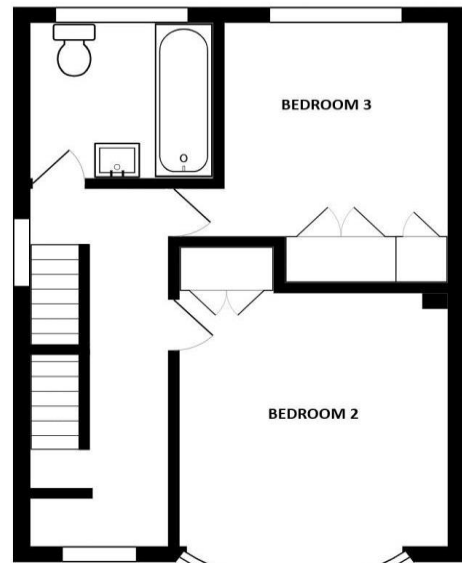
The REAR GARDEN has been laid to a combination of patio and lawn with flower and shrub borders with screened area to the rear which has a kitchen garden and pergola. The FRONT GARDEN has been laid to brick paving, providing parking for a number of vehicles.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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