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



**43 Limmer Lane**  
**Felpham, Bognor Regis,**  
**PO22 7HD**

**£630,000 Freehold**

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Situated within approximately **300m of Felpham Beach** is this **CHARACTER DETACHED CHALET STYLE HOUSE**. The property offers flexible four bedroom accommodation arranged over two floors. Of particular note at first floor level is the generously proportioned bathroom and separate shower room, whilst at ground floor level a bedroom, utility room and shower room provide scope for annex style use, subject to any necessary consents. Further benefits include a **south facing front garden, replacement uPVC framed double glazing and driveway parking**.

From a facilities point of view, the area is served by the village centre of Felpham, some 550m to the west, and Bognor Regis town centre some 2.5km further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Morrisons Daily and Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. If this description tempts you why not contact **May's** for an appointment to view - after all you won't know for certain unless you look inside !!

## ACCOMMODATION

### TIMBER FRAMED PORCH:

Double glazed door to:

### ENTRANCE HALL:

telephone point; broadband point; door to:

### DINING ROOM: 18' 6" x 10' 4" (5.63m x 3.15m)

(max measurements) dual aspect room; open fire place with brick surround; smart eco heater; under stairs cupboard; aluminium framed glazed door to:

### DRAWING ROOM: 10' 5" x 8' 4" (3.17m x 2.54m)

open fireplace with brick surround; smart eco heater; door to kitchen; double doors to:

### G.F. BEDROOM 3: 14' 4" x 8' 5" (4.37m x 2.56m)

dual aspect room; smart eco heater; double glazed double doors to rear garden.

### KITCHEN: 14' 0" x 9' 0" (4.26m x 2.74m)

(maximum measurements over units) floor standing cupboard units with woodblock work top; tiled splash backs and matching wall mounted cabinets over; ceramic sink; appliance space; breakfast bar; large larder; glazed door to:

### UTILITY ROOM: 10' 6" x 7' 6" (3.20m x 2.28m)

(maximum measurements) stainless steel sink; space and plumbing for washing machine; further appliance space; smart eco heater; double glazed door to rear garden.

### G.F. SHOWER/W.C. ROOM:

close coupled W.C.; wash hand basin inset in vanity unit with cabinet beneath; glazed shower cubicle with electric shower mixer; ladder style towel rail; extractor fan.

### G.F. BEDROOM 2: 17' 4" x 8' 8" (5.28m x 2.64m)

dual aspect room with double glazed double doors to front; trap hatch to roof space.

### SITTING ROOM: 13' 0" x 13' 0" (3.96m x 3.96m)

(maximum measurements into bay) smart eco heater; open fire with brick surround; double glazed double doors to south facing front garden.

### STUDY:

Currently utilised as a therapy room and gym.

### F.F. LANDING:

### BEDROOM 1: 13' 9" x 9' 5" (4.19m x 2.87m)

fitted wardrobes; smart eco heater; double glazed double doors to south facing Juliette balcony.

### BEDROOM 4: 10' 7" x 8' 5" (3.22m x 2.56m)

Smart eco heater; large wardrobe; eaves store.

### SHOWER ROOM:

close coupled W.C.; wash hand basin; walk in shower with electric shower unit; airing cupboard housing gas fired boiler and pressurised hot water cylinder.

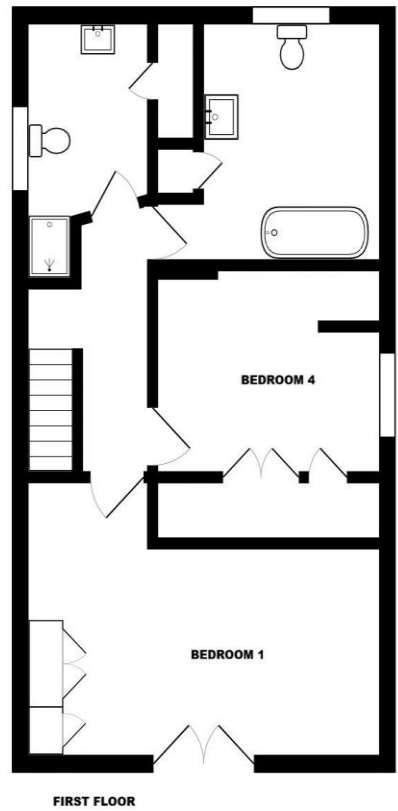
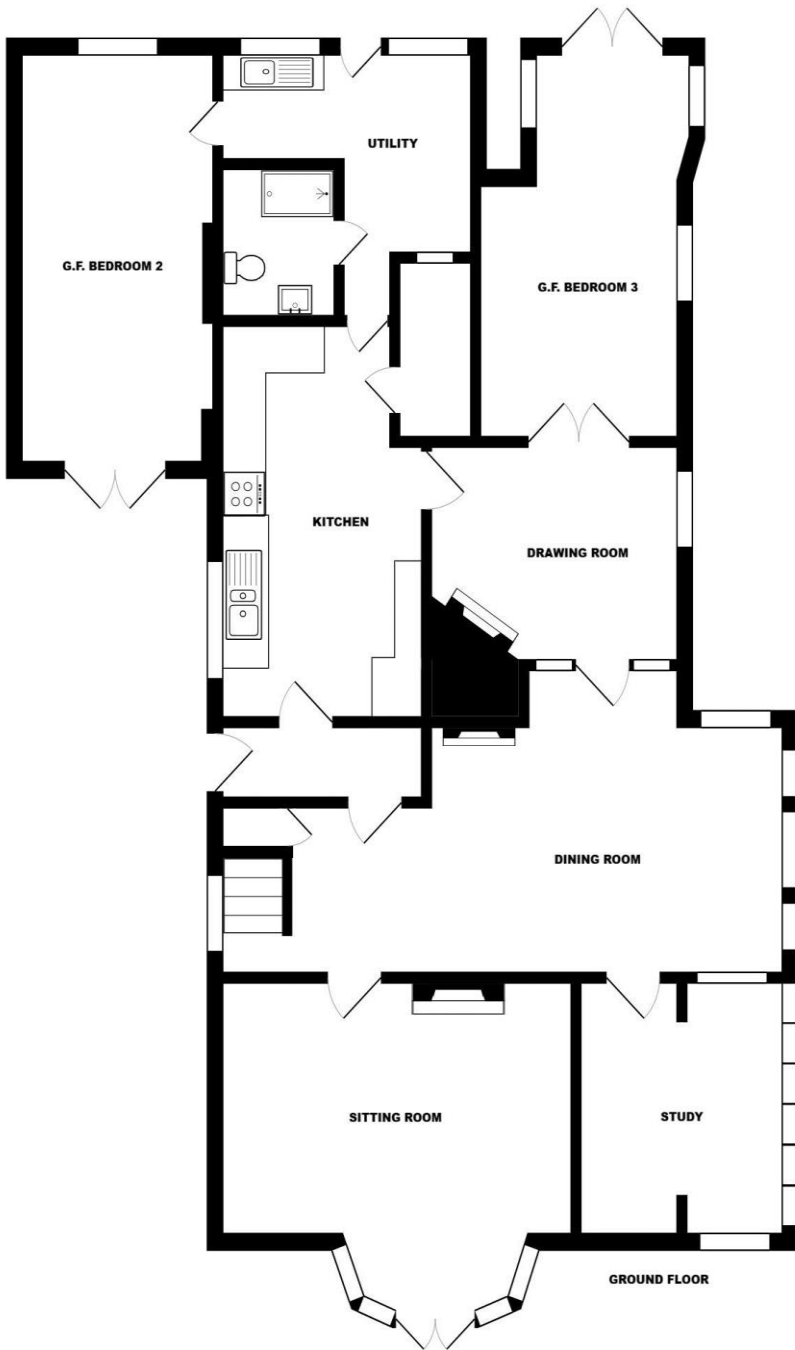
### BATHROOM: 10' 1" x 8' 10" (3.07m x 2.69m)

(previously a bedroom) hand wash basin inset in vanity unit with cabinet beneath; close coupled W.C.; large free standing bath with mixer tap and hand held shower attachment; ladder style heated towel rail; trap hatch to roof space.

## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN has a width of 40' and a depth of 20'8" or thereabouts. The area is laid principally to lawn with patio, concrete hard standing and garden shed. Gated access leads to the FRONT GARDEN which faces south and measures approximately 25' x 54' plus driveway. The area has been again laid to lawn with patio, mature shrubs and trees with a pebbled drive way providing parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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