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



3 Golf Links Road
Felpham, Bognor Regis,
PO22 8EA

Offers in Excess of £500,000 Freehold

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This **modernised 4 bedroom detached chalet style house** offers a 'ready-to-move-into' home with an array of features to suit a variety of lifestyles. Thoughtfully updated, with replacement kitchen and bathrooms. The property boasts generous living accommodation including a south facing open plan Lounge/Dining Room overlooking the **south-facing rear garden** with patios and BBQ area – perfect for enjoying a sunny afternoons.

From a facilities point of view, the area is served by the village centre of Felpham, some 1/4 of a mile to the south and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst other local shopping can be found at Tesco Express. Direct railway service to London Victoria is available from the main line station at Bognor. Apart from the access to the seaside and Sailing Club, 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.

Whether you're seeking modern comfort, a connection to the outdoors, or a versatile property to suit your needs, this home could be just what you're looking for. To see for yourself contact **May's** for an appointment to view.

ACCOMMODATION

covered porch with double glazed door to:

ENTRANCE HALL:

Understairs store area; radiator.

KITCHEN: 10' 10" x 9' 0" (3.30m x 2.74m)

(maximum measurements over units) range of floor standing drawer and cupboard units having Minerva worktop; tiled splash backs; matching wall mounted cabinets over; Neff induction hob; Neff eye level double oven; integrated fridge -freezer; curved Belfast sink with mixer tap; radiator.

OPEN PLAN SITTING/DINING ROOM: 20' 4" x 19' 9" (6.19m x 6.02m)

"L" shaped; radiators; media wall with space for sound bar & T.V.; fitted inset electric fire; double glazed sliding door to patio and pergola; door to:

UTILITY: 11' 5" x 10' 1" (3.48m x 3.07m)

Range of floor standing drawer and cupboard units with worktop and matching wall mounted cabinets over; space and plumbing for washing machine; further appliance space; pocket door to:

STUDY: 8' 0" x 5' 7" (2.44m x 1.70m)

Radiator; cupboard housing electric meter and consumer unit.

G.F. BEDROOM 4: 9' 10" x 9' 1" (2.99m x 2.77m)

Radiator;

G.F. BEDROOM 3: 10' 10" x 10' 5" (3.30m x 3.17m)

Radiator.

G.F. SHOWER ROOM:

Part tiled walls; W.C. with concealed cistern; wash basin inset in vanity unit with twin cabinets beneath; walk in shower cubicle with glazed screen; ladder style heated towel rail; extractor fan.

F.F. LANDING:

Trap hatch to roof space; linen cupboard; radiator.

BEDROOM 1: 13' 3" x 12' 0" (4.04m x 3.65m)

Radiator.

BEDROOM 2: 12' 0" x 11' 0" (3.65m x 3.35m)

Radiator.

FAMILY BATHROOM: 10' 10" x 5' 6" (3.30m x 1.68m)

Part tiled walls with matching suite comprising close coupled W.C.; wash basin; bath; walk in shower cubicle with glazed screen; ladder style heated towel rail.

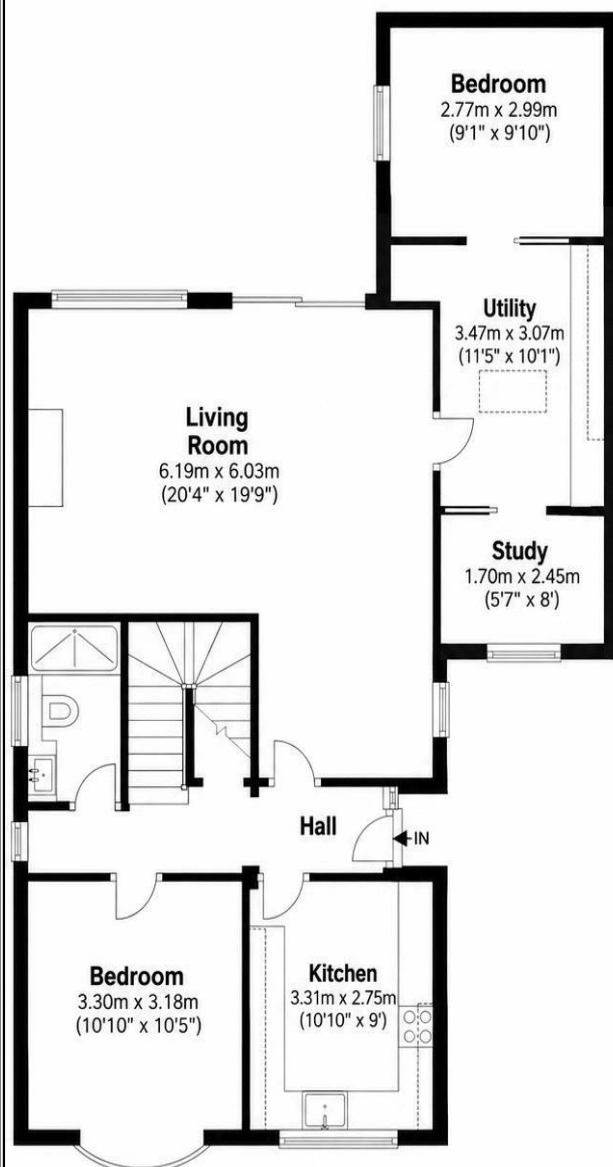
OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** faces roughly south and is laid to a combination of patio and lawn. Adjoining the rear of the property is a pergola offering outdoor seating. To the rear of the garden there is a BBQ area with timber garden store having power and light and patio area. The **FRONT GARDEN** has been laid to decorative stones and a block paved driveway provides parking.

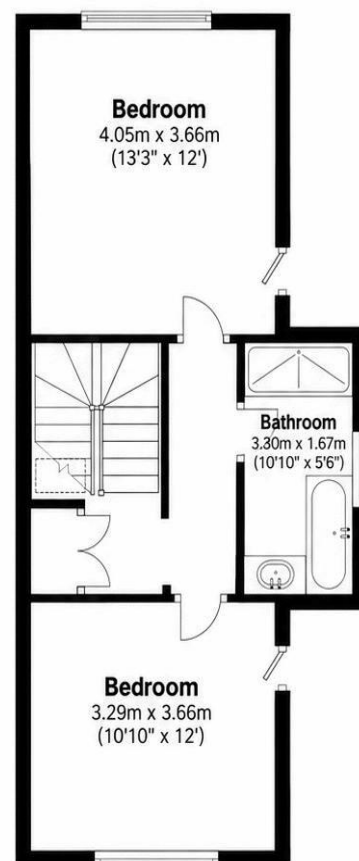
Ground Floor

Approx. 87.2 sq. metres (939.0 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 131.0 sq. metres (1410.2 sq. feet)

This plan is for illustrative purposes only and should be used as a general guide. All measurements are approximate and may vary.
No responsibility is taken for any error, omission or misstatement.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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.