



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Offers in Excess of £300,000 Freehold

**21 Fourteen Acre Avenue
 Felpham, Bognor Regis, PO22 8GH**

www.maysagents.co.uk



Offered with vacant possession this **SEMI-DETACHED HOUSE** forms part of the Blakes Mead estate built some 13 years ago and situated on the outskirts of the village of Felpham. Offering the benefits of modern building techniques and energy efficiency, the property boasts **gas fired central heating, cavity insulation and uPVC framed double glazing**. Elsewhere on the estate you will find a convenience store with Post Office, Community Centre and playing fields, whilst Bognor Regis town centre with its railway station and further amenities lies some 2.5 miles to the west. To appreciate the property to its full extent contact **May's** for an appointment to view, after all you can't tell a book from its cover !

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

radiator; storage cupboard; door to:

CLOAKROOM:

close coupled W.C.; pedestal wash hand basin.

KITCHEN: 12' 2" x 7' 7" (3.71m x 2.31m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop; matching upstands and matching wall mounted cabinets over; integrated appliances including washing machine, dishwasher & fridge freezer; eye level double oven; four burner electric

hob; inset stainless sink; cupboard housing gas fired combination boiler; radiator.

LIVING ROOM: 15' 1" x 14' 6" (4.59m x 4.42m)

two radiators; T.V. aerial; telephone point; understairs storage cupboard; double glazed doors to patio and garden.

FIRST FLOOR LANDING:

trap hatch to roof space; radiator; airing cupboard with slatted shelving.

BEDROOM 1: 12' 0" x 8' 6" (3.65m x 2.59m)

to face of fitted wardrobe; radiator; door to: **EN-SUITE:** shower cubicle with folding glazed screen; pedestal wash hand basin; close coupled W.C.; ladder style heated towel rail; shaver point; extractor fan.

BEDROOM 2: 8' 6" x 8' 2" (2.59m x 2.49m)

fitted wardrobes; radiator.

BEDROOM 3: 8' 10" x 6' 3" (2.69m x 1.90m)

fitted wardrobe; radiator.

BATHROOM:

matching suite comprising panelled bath with mixer tap and shower mixer; glazed screen; pedestal wash hand basin; ladder style heated towel rail; extractor fan.

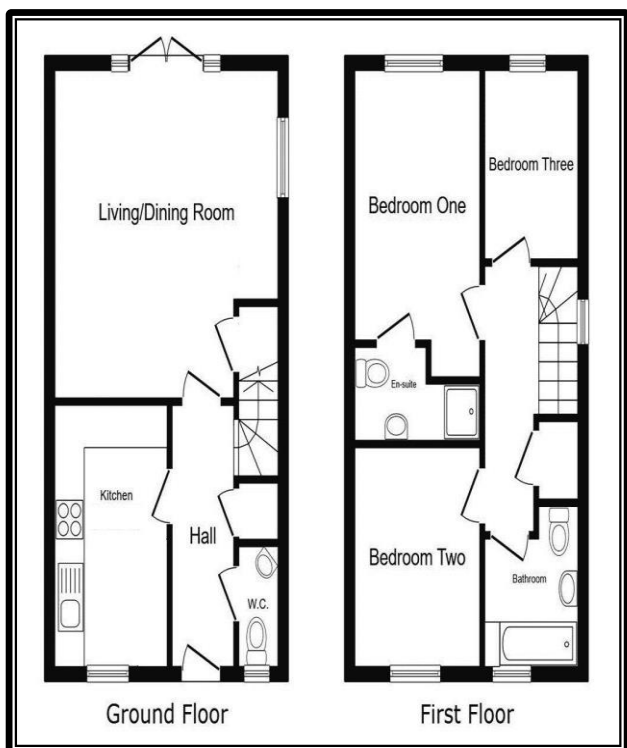
OUTSIDE AND GENERAL

GARDEN:

The REAR GARDEN has been laid to a combination of patio; lawn and raised deck area with access to the:

GARAGE:

metal up and over door; personal door to rear. Driveway parking.



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.