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



6 Longport Road
Felpham, Bognor Regis,
PO22 7JU

Offers in Excess of £500,000 Freehold

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Rarely do two people have exactly the same taste in style and décor, so perhaps there is something to be said for a property which offers the opportunity for cosmetic improvement and updating, allowing the next owner to create a home to their own taste rather than inherit someone else's choices. This **3 BEDROOM DETACHED HOUSE** offers just such an opportunity. Priced to reflect its presentation, the property provides well proportioned accommodation, a west facing rear garden, garage and off street parking, and is situated on a private estate, less than 150 metres from the beach.

From a facilities point of view, the area is served by the village centre of Felpham, some 1/2 of a mile away, 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 more local shopping can be found at 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. Take a look inside and see the potential. Contact **May's** for an appointment to view

ACCOMMODATION

ENTRANCE HALL:

Understairs cupboard housing meters; electric heater; door to:

KITCHEN/ BREAKFAST ROOM: 16' 8" x 12' 0" (5.08m x 3.65m)

(Maximum measurements over units) range of floor standing drawer and cupboard units with worktop; and wall mounted cabinets over; inset sink; eye level electric double oven; gas hob; electric heater; double glazed sliding door to garden; door to:

DINING ROOM: 15' 7" x 7' 8" (4.75m x 2.34m)

SITTING ROOM: 18' 9" x 12' 0" (5.71m x 3.65m)
(Maximum measurements) Electric heater.

GROUND FLOOR BEDROOM: 13' 10" x 11' 7" (4.21m x 3.53m)
Electric heater.

BATHROOM:

Low level W.C. panelled bath; independent shower cubicle; wash hand basin; ladder style heated towel rail; extractor fan.

W.C.:

Low level W.C..

BEDROOM 1: 15' 8" x 11' 7" (4.77m x 3.53m)

Eaves storage; cupboard housing lagged hotwater cylinder.

BEDROOM 2: 15' 8" x 9' 8" (4.77m x 2.94m)

Eaves storage; west facing double glazed sliding door to flat roof.

FIRST FLOOR LANDING:

Trap hatch to roof space; shelved storage cupboard.

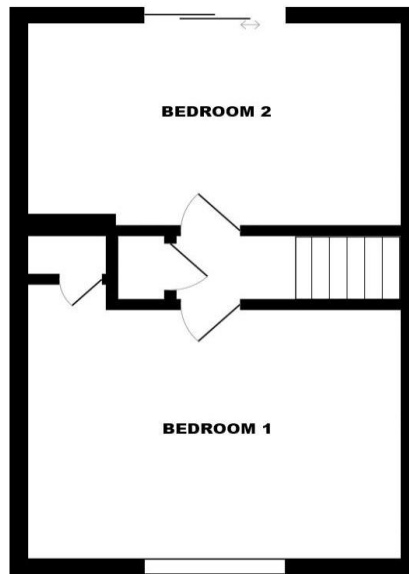
OUTSIDE AND GENERAL

GARDENS:

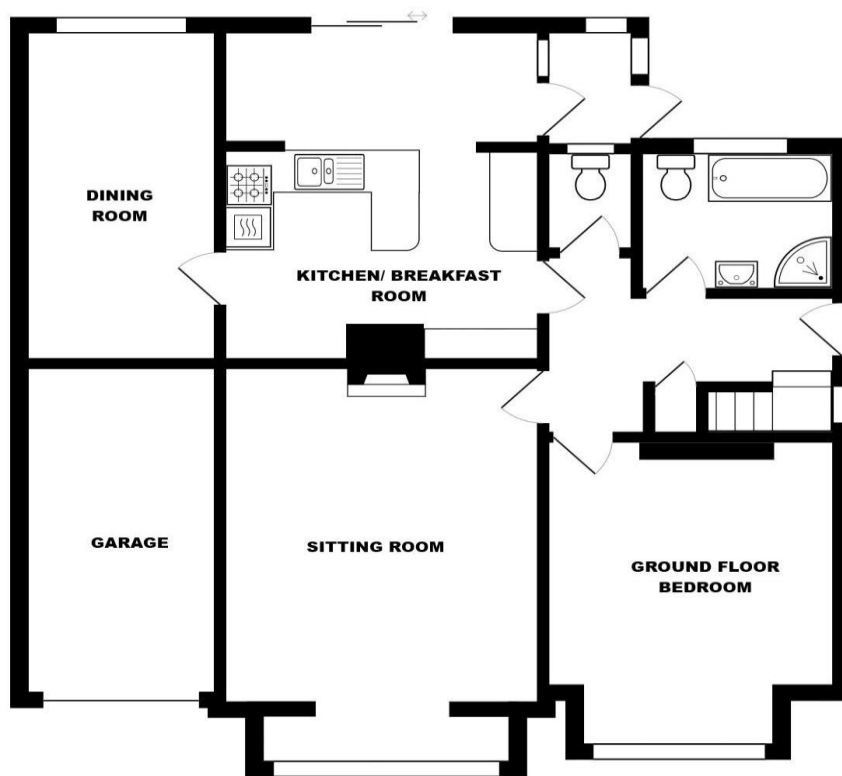
The REAR GARDEN faces roughly west and is laid to a combination of patio and shaped lawn with mature flower and shrub borders, a gate at the rear leads to allotments and garden waste disposal. Access to one side of the property leads to the FRONT GARDEN which is laid to lawn, and driveway.

GARAGE: 15' 9" x 8' 8" (4.80m x 2.64m)

Electric roller door; power and light.



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

More photographs may be available on our website
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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.