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



**Wakefield**  
**20 Broomcroft Road**  
**Felpham, PO22 7NJ**

[www.maysagents.co.uk](http://www.maysagents.co.uk)

**£650,000 Freehold**



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"Wakefield" is a spacious three bedroom (originally four) detached house, particularly complemented by the landscaped rear garden and situated within an easy 400 metre stroll to the beach. Add to this a **new gas fired boiler, replacement roof in 2021**, and one should have a property well worth an internal inspection.

The property is situated on the private Summerley Estate, with Felpham village centre approximately 3/4 of a mile away offering a range of local shopping facilities, pubs, cafes, schools and sailing club. Bognor Regis town centre lies approximately 1.5 miles further on, providing a wider selection of amenities, whilst larger centres including Chichester, Worthing and Brighton are all within reach.

Mainline railway stations can be found at Bognor Regis and Barnham, providing access along the south coast and to London. The leisure opportunities of the South Downs National Park, along with the historic centres of Arundel and Chichester, are also within easy reach.

If the above sounds like something that might interest you, contact **May's** for an appointment to view

## ACCOMMODATION

### ENTRANCE PORCH:

door to:

### ENTRANCE HALL:

Herringbone parquet flooring; radiator; under stairs storage cupboard.

### KITCHEN: 12' 10" x 9' 0" (3.91m x 2.74m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; splash backs; inset stainless steel sink with drainer; four burner electric hob with cooker hood over; eye level double oven; water softener; integrated fridge; further appliance space; door to:

### UTILITY ROOM:

space and plumbing for washing machine and dishwasher; door to side.

### G.F. W.C.:

fully tiled walls; close coupled W.C.; hand wash basin.

### SITTING ROOM: 15' 0" x 12' 0" (4.57m x 3.65m)

dual aspect room; radiator; T.V. aerial point; telephone point; opening to:

### DINING ROOM: 12' 0" x 9' 0" (3.65m x 2.74m)

radiator; T.V. aerial point; telephone point; double glazed sliding door to:

### CONSERVATORY: 13' 0" x 9' 9" (3.96m x 2.97m)

of uPVC framed construction with double doors to rear garden.

### F.F. LANDING:

trap hatch to roof space; airing cupboard housing lagged hot water cylinder and slatted shelving.

### BEDROOM 1: 14' 0" x 10' 2" (4.26m x 3.10m)

dual aspect; radiator; telephone point; fitted wardrobes.

### BEDROOM 2: 13' 6" x 9' 1" (4.11m x 2.77m)

fitted wardrobes; radiator; sink inset in vanity unit with cabinet beneath.

### BEDROOM 3: 12' 0" x 10' 0" (3.65m x 3.05m)

sink inset in vanity unit with cabinet beneath.

### BATHROOM: 9' 0" x 6' 5" (2.74m x 1.95m)

fully tiled walls with matching suite comprising panelled bath with independent shower; folding glazed screen; W.C. with concealed cistern; wash hand basin inset in vanity unit; extractor fan; ladder style heated towel rail.

### SHOWER ROOM:

fully tiled walls; shower cubicle with glazed screen; hand wash basin inset in vanity unit with cabinets beneath; ladder style heated towel rail.

### SEPARATE W.C.:

fully tiled walls; close coupled W.C..

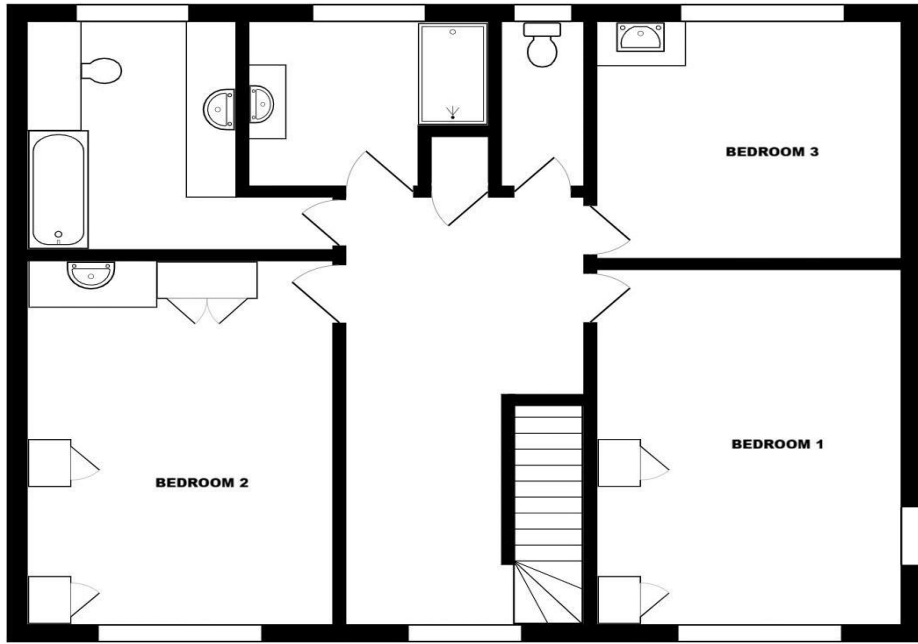
## OUTSIDE AND GENERAL

### GARDENS:

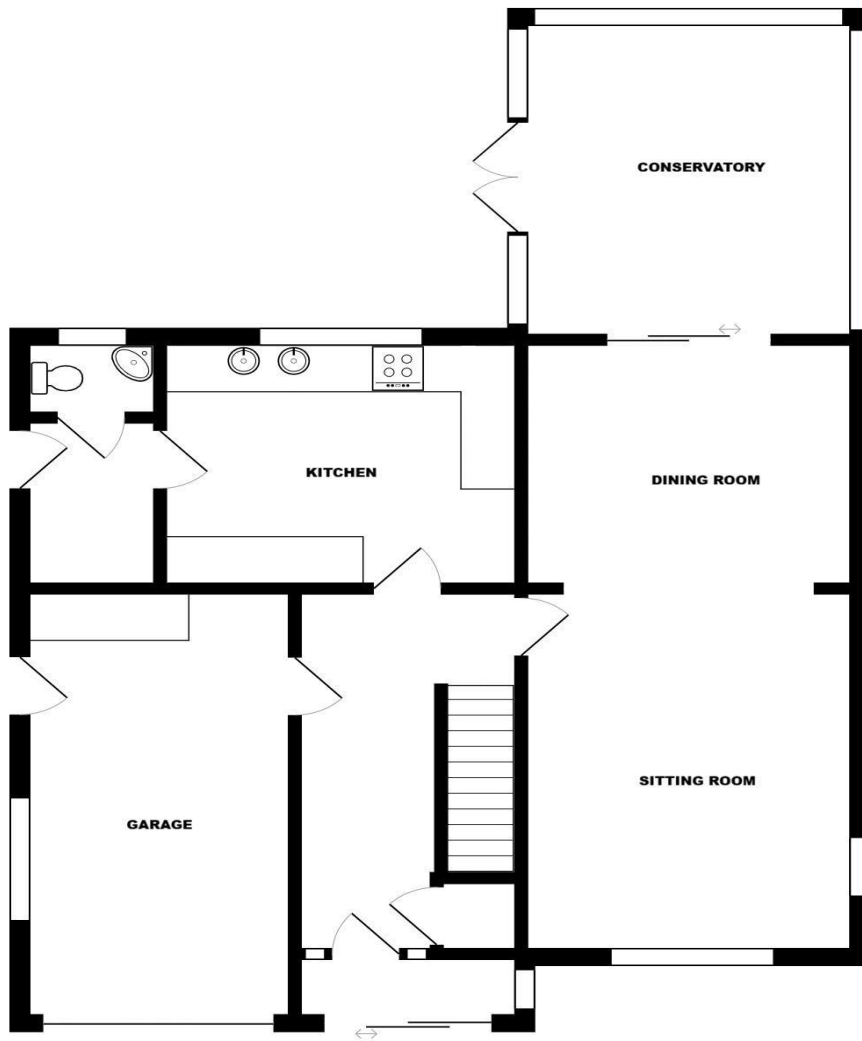
The REAR GARDEN faces roughly south with a depth of some 68ft and a width of 50ft or thereabouts. This area has been laid to a combination of shaped lawn with a variety of flower and shrub borders and mature trees. A side paved patio area leading to gated access to the FRONT GARDEN which has been laid to a combination of tarmac drive, shaped lawn flower and shrub borders with a pebbled area.

### GARAGE: 18' 2" x 9' 6" (5.53m x 2.89m)

barn doors, power and light; personal door to garden; Worcester gas fired boiler; meters & consumer unit.



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	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.