

For a traditional, personal and professional service

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



4 Duncton Close
Felpham, Bognor Regis,
PO22 7HT

£450,000 Freehold

www.maysagents.co.uk



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There's a particular kind of quiet that settles over a garden once it's had decades to find its feet. Established trees cast dappled shade across the lawn, the borders have settled into their own quiet rhythm, and there's just enough seclusion that you'd forget the rest of Felpham was only a stroll away. That's the first thing that strikes you about this **DETACHED BUNGALOW**, set within a popular and well established residential cul-de-sac, where the rear garden stretches to some 75ft in depth, framed by mature shrubs, ornamental palms and established planting. The accommodation includes a Sitting Room and separate Garden Room, three double Bedrooms, and a Kitchen with door access to both the rear garden and the garage. The décor throughout reflects the many years the current owners have spent here, and that is very much part of the opportunity, a genuine blank canvas ready for a new owner to bring their own ideas.

Within easy reach of local shops, schools and the seafront, this is a rare chance to secure a bungalow with a generous plot and all the scope to truly make it your own. For an appointment to view, contact **May's**.

ACCOMMODATION

covered porch with double glazed door to:

ENTRANCE HALL:

airing cupboard housing lagged hot water cylinder; meter cupboard; door to:

KITCHEN: 14' 2" x 12' 5" (4.31m x 3.78m)
(maximum measurements over units) range of floor standing drawer and cupboard units with roll edged worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner gas hob with cooker hood over; eye level double oven; double glazed door to rear garden; glazed door to covered side walk way leading to personnel door to garage.

SITTING ROOM: 18' 7" x 11' 5" (5.66m x 3.48m)
glazed door to:

GARDEN ROOM: 12' 0" x 10' 2" (3.65m x 3.10m)
with double doors to rear garden.

INNER HALL:

trap hatch to roof space.

BEDROOM 1: 13' 0" x 10' 7" (3.96m x 3.22m)

BEDROOM 2: 12' 0" x 10' 0" (3.65m x 3.05m)

BEDROOM 3: 10' 7" x 9' 0" (3.22m x 2.74m)

BATHROOM:

part tiled walls; panelled bath with Triton electric shower over; wash basin; low level W.C..

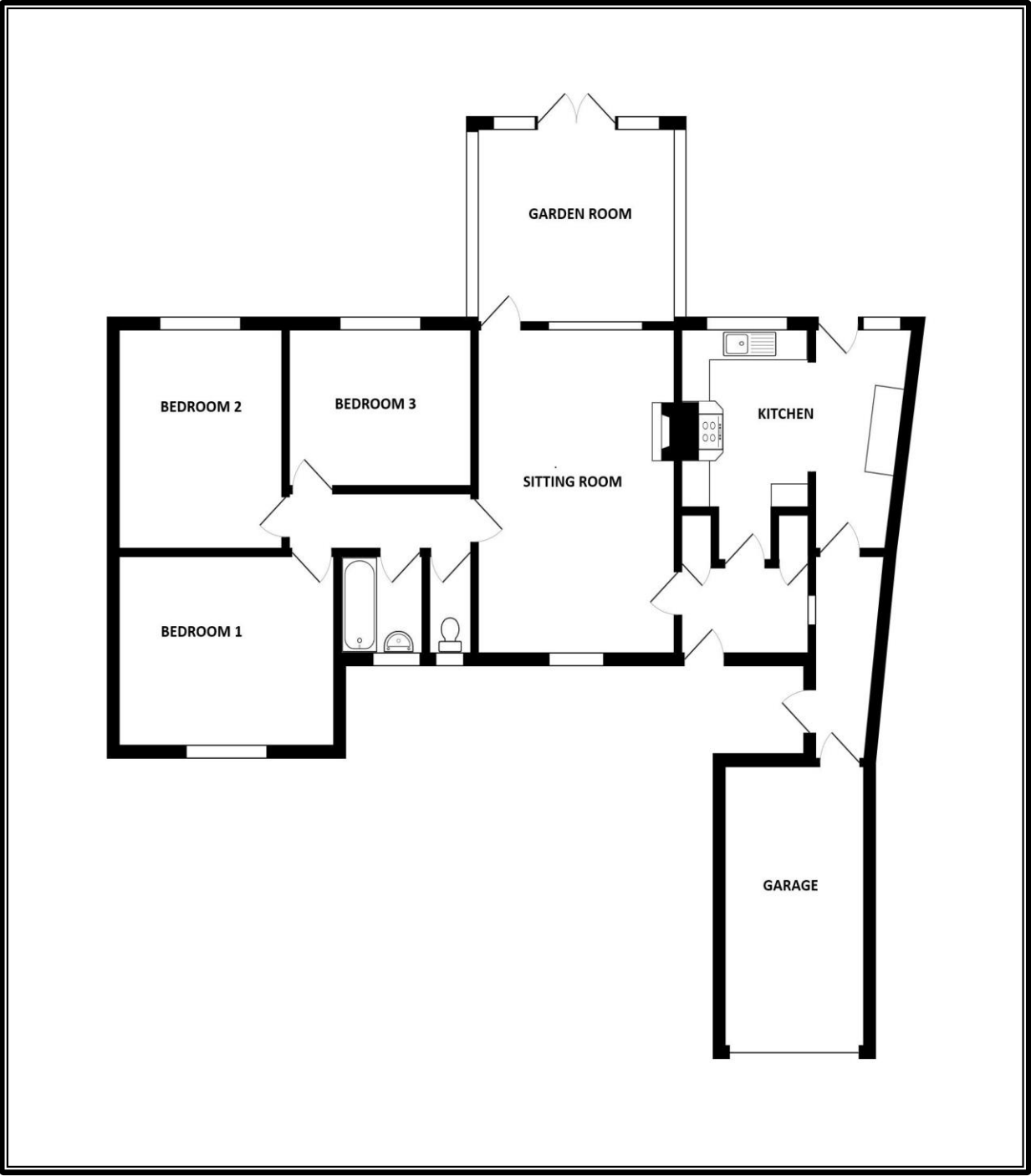
OUTSIDE AND GENERAL

GARDENS:

Set on a generous plot with the **REAR GARDEN** has a depth of some 75ft and a width of 52 or thereabouts. The area has been laid principally to lawn with mature flower shrub and tree borders, access to the side leads to the **FRONT GARDEN** which again is laid to lawn with driveway parking leading to:

GARAGE: 15' 8" x 8' 5" (4.77m x 2.56m)
metal up and over door; power and light; personnel door to side passage.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		

EPC TO FOLLOW

25 F

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