

For a traditional, personal and professional service

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



16 Grassmere Close
Felpham, Bognor Regis,
PO22 7NU

www.maysagents.co.uk

£319,950 Freehold



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"Sussex is certainly a happy place and Felpham in particular is the sweetest spot on earth" Thus said William Blake (1757-1827). Not perhaps the way one might describe the village now but certainly it is still a village with a unique atmosphere and its own "heart". And situated right in that "heart" is this development of **GEORGIAN STYLE HOUSES**, built in the 1960's in the shadow of the Norman Church, set in a "horseshoe" style raised crescent, and proving equally as popular in the 21st Century. The property is located within walking distance of local shops and the beach whilst historic cities of Chichester and Arundel are a short drive away. Offered with **uPVC double glazed design, whilst there is gas fired central heating by radiators, garage & parking**. Priced to reflect the presentation, why not telephone **May's** for an appointment to view. This is an opportunity to acquire a village centre property and make your own mark.

ACCOMMODATION

ENTRANCE HAL:

Radiator; glazed door to:

LIVING ROOM: 27' 6" x 13' 10" (8.38m x 4.21m)
Overall measurements.

SITTING AREA: 16' 0" x 13' 10" (4.87m x 4.21m)
the former into wide bay. Central 'Adam style'
fireplace surround, with fitted electric flame
effect fire; understairs storage/meter cupboard;
TV aerial point; opening to:

DINING SECTION: 10' 8" x 9' 7" (3.25m x 2.92m)
Double radiator; uPVC framed double glazed
double doors =to Garden; glazed door to:

KITCHEN: 9' 10" x 8' 6" (2.99m x 2.59m)
(maximum measurements over units). Range of
floor standing drawer and cupboard units
having roll edged worktop, tiled splash backs
and wall mounted cabinets over; inset stainless
steel sink; space and plumbing for washing
machine; integrated electric oven with gas hob
and cooker hood over; space for fridge/freezer;
uPVC framed double glazed door to Garden.

FIRST FLOOR LANDING:

Accessed via chair lift and staircase; cupboard
housing gas fired boiler plus slatted shelving;
trap hatch to roof space.

BEDROOM 1: 14' 9" x 11' 9" (4.49m x 3.58m)

(the former into wide bay). Double built in
wardrobe cupboard; radiator.

BEDROOM 2: 10' 0" x 9' 8" (3.05m x 2.94m)

Plus door recess; double built in wardrobe
cupboard; radiator.

BEDROOM 3: 9' 2" x 6' 6" (2.79m x 1.98m)

the former reducing to 6'10. Built in wardrobe
cupboard; radiator.

SHOWER ROOM:

With glazed walk-in cubicle and electric shower;
wash basin inset in vanity unit; heated towel rail;
part tiled walls.

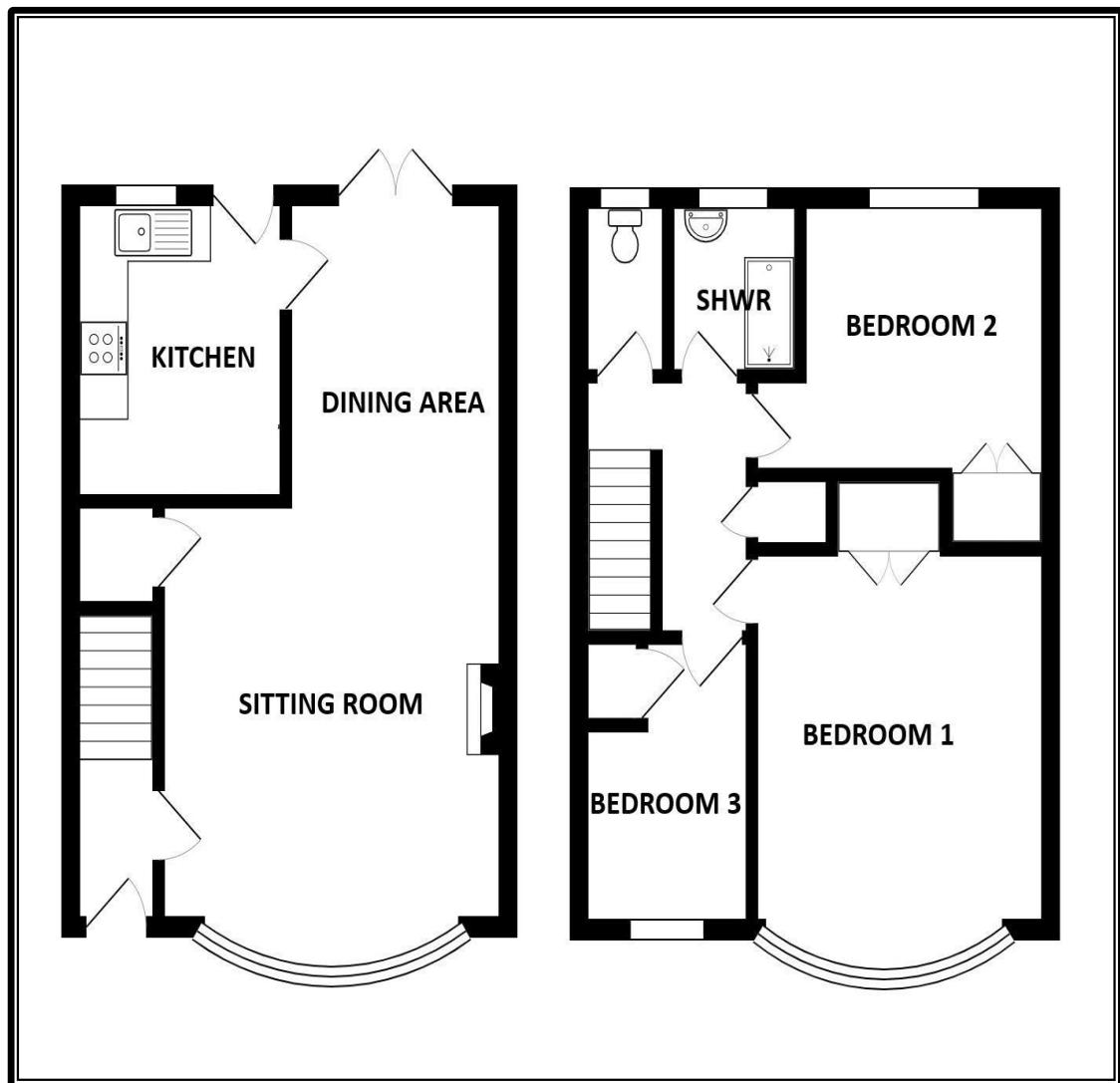
GARDENS:

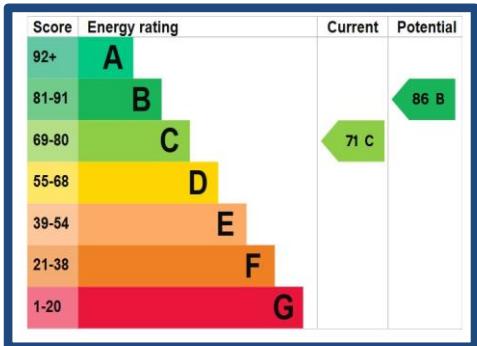
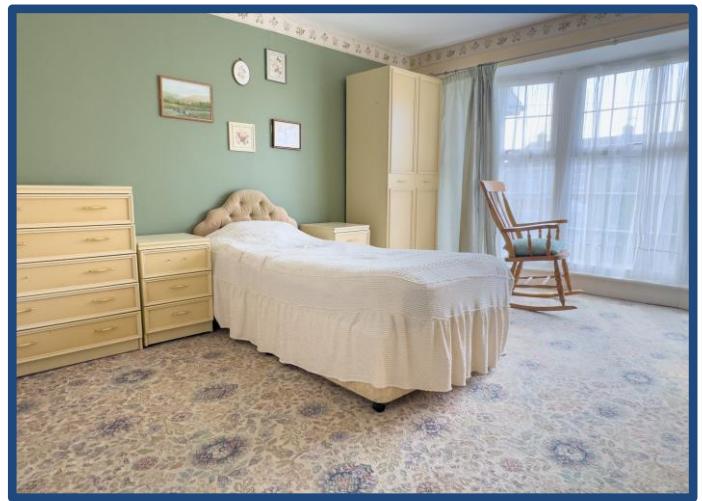
The REAR GARDEN faces roughly west and has a
maximum depth extending to some 48 ft with a
width of approximately 19 ft or thereabouts. The
area has been designed for ease of maintenance
being mainly paved with shrub borders and central
gravel bed. A gate to the rear provides access to
the garage compound. TIMBER SUMMER HOUSE
TIMBER GARDEN STORE. The FRONT GARDEN is of
open plan design, laid principally to lawn with rose,
flower and shrub border.

GARAGE:

Located in nearby compound.

Directions: From May's village centre office proceed towards the Church, turning left into Grassmere Close. Take the second right just before the car park and the property will be seen on the left hand side ~~in the steps~~ within the "elevated horseshoe" in the lee of the Church itself





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.