

For a traditional, personal and professional service

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



7 Ceres Place
Felpham, Bognor Regis,
PO22 7RG

£499,950 Freehold

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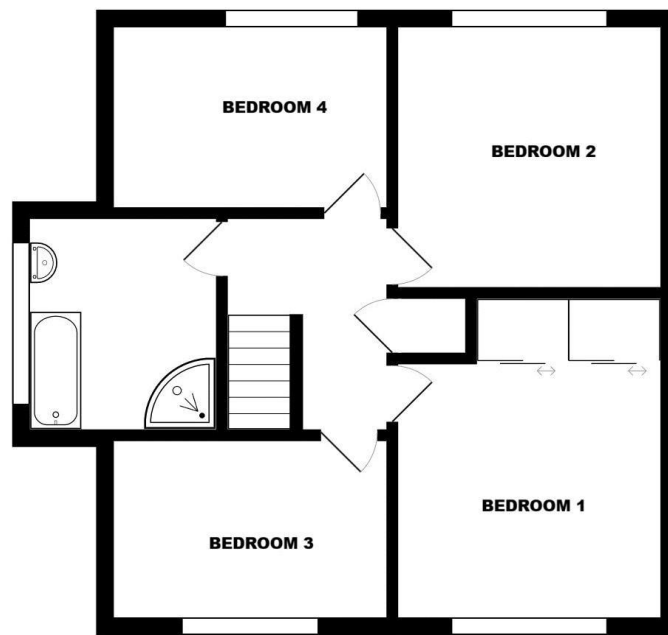
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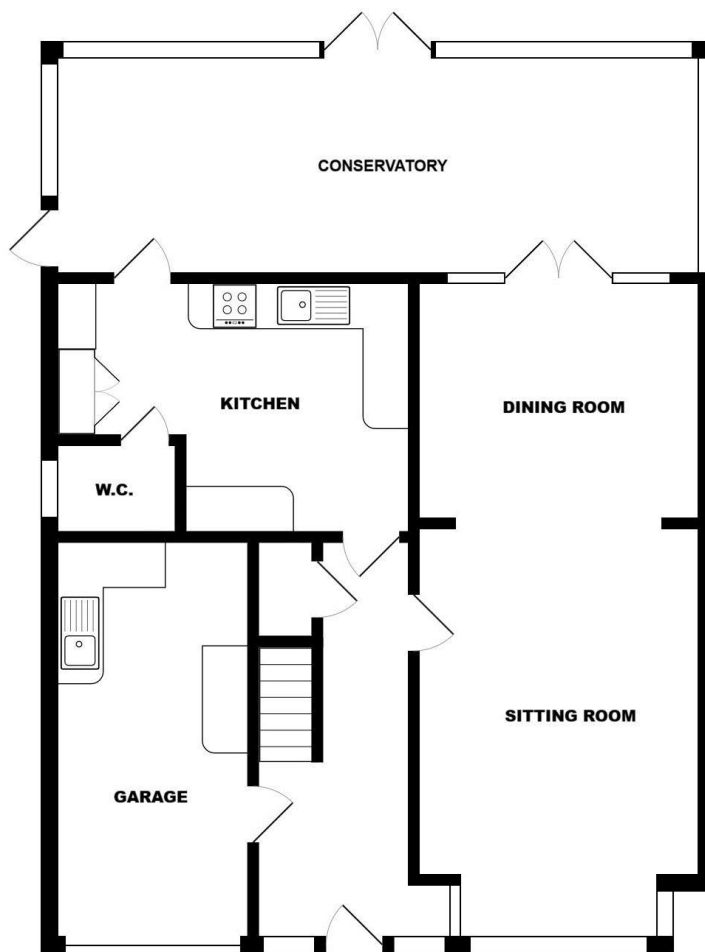
If ever there was a blueprint for the traditional family home, this 1970s detached house comes very close. The accommodation includes four bedrooms, two reception rooms and a double glazed conservatory, creating a well balanced arrangement of living and bedroom space for a growing family. The setting also adds to the appeal, with an open green area opposite and the beach less than 250 meters away as the crow flies. Practical features include gas fired central heating, uPVC framed double glazing, a generous garage and ample off street parking. Modernised over the years, but now offering scope for a buyer to make their own mark, this is a well placed family home worthy of internal inspection. Contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL: understairs cupboard; radiator; door to:	BEDROOM 2: 11' 5" x 10' 0" (3.48m x 3.05m) Radiator.
SITTING ROOM: 18' 3" x 11' 5" (5.56m x 3.48m) (Maximum measurements in to bay) T.V. aerial point; electric fire and surround; radiator; opening to:	BEDROOM 3: 12' 0" x 9' 0" (3.65m x 2.74m) Radiator.
DINING ROOM: 11' 5" x 10' 0" (3.48m x 3.05m) Radiator; double glazed double doors to:	BEDROOM 4: 12' 0" x 7' 0" (3.65m x 2.13m) Radiator.
CONSERVATORY: 26' 2" x 9' 0" (7.97m x 2.74m) T.V. aerial point; 2 radiators; double glazed double doors to garden; double glazed door to side access; double glazed door:	BATHROOM: Fully tiled walls; matching suite comprising panelled bath; independent shower cubicle; close coupled W.C.; wash hand basin; ladder style heated towel rail.
KITCHEN: 16' 0" x 10' 0" (4.87m x 3.05m) (Maximum measurements over units) range of floor standing drawer and cupboard units with worktop; matching upstands and wall mounted cabinets over; integrated dishwasher; integrated fridge; integrated freezer; inset sink; electric oven; electric hob; cooker hood; door to:	OUTSIDE AND GENERAL
W.C.: Close coupled W.C.; wash basin; ladder style heated towel rail.	GARDENS: The rear garden has been landscaped for ease of maintenance, with a combination of patio areas and raised decked planters, together with further flower, tree and shrub borders. There is a covered store to one side of the property, whilst a side walkway to the other leads to the front garden, which has been landscaped to provide off street parking.
FIRST FLOOR LANDING: Trap hatch to roof space; airing cupboard housing lagged hotwater cylinder and shelving; radiator.	GARAGE: 17' 10" x 8' 0" (5.43m x 2.44m) (Maximum measurements) Up and over door; space and plumbing for washing machine; inset stainless steel sink; wall mounted gas fired boiler; gas and electric meters.
BEDROOM 1: 12' 8" x 11' 5" (3.86m x 3.48m) Radiator; T.V. aerial point; twin built in wardrobes.	



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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.