



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£350,000 Freehold

**24 Guernsey Farm Lane
 Felpham, Bognor Regis, PO22 6BU**

www.maysagents.co.uk



Nestled in a residential cul de sac between the villages of Felpham and Middleton, this well proportioned - **DETACHED BUNGALOW** offers a practical and convenient location. Less than 250 metres away, you will find a local primary school, health centre and dentist, with shops and further amenities just a little further afield.

The property benefits from a manageable rear garden, ideal for enjoying the sunshine, as well as a replacement shower unit, gas fired central heating and double glazed replacement windows. A separate garage with dual up and over doors adds further practicality to the home. If all this sounds like what you're looking for, then contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

With cloaks hanging cupboard having fitted shelving and meters; trap hatch to roof space; radiator.

KITCHEN: 11' 10" x 8' 9" (3.60m x 2.66m)

(Maximum measurements) Range of floor standard drawer and cupboard units with work top and matching wall mounted cabinets over; inset stainless steel sink; appliance space; wall mounted gas fired boiler; airing cupboard housing lagged hot water cylinder with slatted shelving; double glazed door to side.

SITTING ROOM / DINING ROOM: 17' 0" x 13' 5" (5.18m x 4.09m)

Radiator; T.V. aerial point.

BEDROOM 1: 13' 2" x 11' 6" (4.01m x 3.50m)

Radiator.

BEDROOM 2: 9' 10" x 9' 0" (2.99m x 2.74m)

Radiator; double glazed double doors to patio and garden.

BEDROOM 3: 10' 0" x 6' 7" (3.05m x 2.01m)

Radiator.

SHOWER ROOM:

Walk in shower cubicle with glazed screen; pedestal wash hand basin.

W.C.

Close coupled W.C.; wash basin.

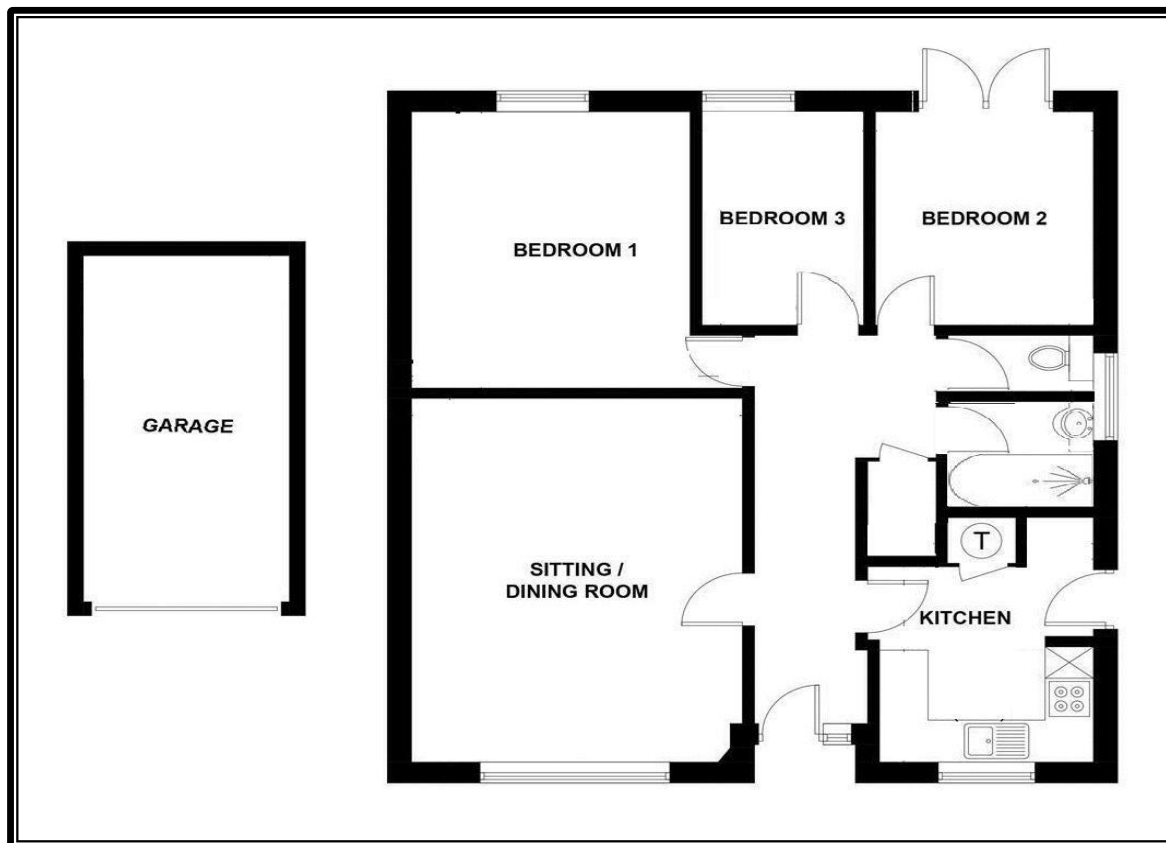
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN is laid to lawn having flower, rose and shrub borders, plus paved patio adjoining the house. The FRONT GARDEN is laid to lawn and is accessed via a covered size access between the property and garage.

GARAGE: 15' 10" x 8' 3" (4.82m x 2.51m)

Tandem style single garage with metal up and over doors at both ends and extra hard standing to rear.



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.