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



14 Burley Road
Felpham, Bognor Regis,
PO22 7NF

Offers in Excess of £700,000 Freehold

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Are you looking for that elusive 'forever home'? One that sees you through the many stages of life and allows you to enjoy for many years to come. If that is the case, then perhaps this **DETACHED CHALET STYLE HOUSE** might be the answer. Offering spacious living accommodation at ground floor level, the house also benefits from a primary bedroom suite on this floor. Three further first floor bedrooms and a family bathroom provide excellent space for children or perhaps even the grandchildren as time moves on.

Lovingly maintained by the current owners, the property has been improved over the years with a **replacement kitchen, replacement sanitary ware** to both the family bathroom and **en suite**, together with a replacement roof to the conservatory, allowing any new owner to simply move in and enjoy all that the property has to offer.

Located on the **private Summerley Estate**, the beach lies **within 200 meters**, with a local convenience store just outside the estate entrance. With ample off street parking, a garage and utility room, this property could be the answer to your search. To find out if it suits your criteria, contact **May's** for an appointment to view and see if this could be the home for you.

ACCOMMODATION

double glazed door to:

ENTRANCE PORCH:

tiled floor; double glazed door to utility room and garage;
double glazed door to entrance hall.

UTILITY ROOM: 13' 5" x 7' 3" (4.09m x 2.21m)

door to garage.

ENTRANCE HALL:

radiator; double doors to sitting room.

CLOAKROOM:

W.C. with concealed cistern; wash hand basin inset in vanity with cabinet beneath.

DINING ROOM: 11' 8" x 9' 5" (3.55m x 2.87m)

radiator; opening to:

SITTING ROOM: 22' 9" x 13' 7" (6.93m x 4.14m)

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

CONSERVATORY: 19' 0" x 11' 6" (5.79m x 3.50m)

radiator; double glazed double doors to rear garden; side door to patio.

KITCHEN: 16' 7" x 10' 8" (5.05m x 3.25m)

range of floor standing drawer and cupboard units with worktop and matching upstands; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner induction hob with cooker hood over; eye level double oven; integrated fridge; integrated dishwasher; space and plumbing for washing machine; wall mounted gas fired boiler; central island with breakfast bar and storage; radiator; double glazed door to side.

G.F. BEDROOM 1: 16' 7" x 11' 8" (5.05m x 3.55m)

range of fitted bedroom furniture comprising of dressing table and wardrobes; further built in wardrobe; radiator; door to: EN-SUITE: part tiled walls with matching suite comprising of shower cubicle with glazed screen; hand wash basin inset in vanity unit with twin drawers beneath; W.C. with concealed cistern; ladder style heated towel rail; extractor fan.

F.F. LANDING:

radiator; eves storage; linen cupboard with shelving; airing cupboard housing pressurized hot water cylinder.

BEDROOM 2: 14' 0" x 12' 4" (4.26m x 3.76m)

radiator; built in wardrobe.

BEDROOM 3: 12' 0" x 7' 10" (3.65m x 2.39m)

trap hatch to roof space; radiator; wardrobes.

BEDROOM 4: 12' 0" x 7' 10" (3.65m x 2.39m)

radiator; telephone point; trap hatch to roof space.

BATHROOM:

fully tiled walls with matching suite comprising of panelled bath with mixer tap and hand held shower attachment; shower cubicle with glazed screen; hand wash basin inset in vanity unit with twin drawers beneath; W.C. .

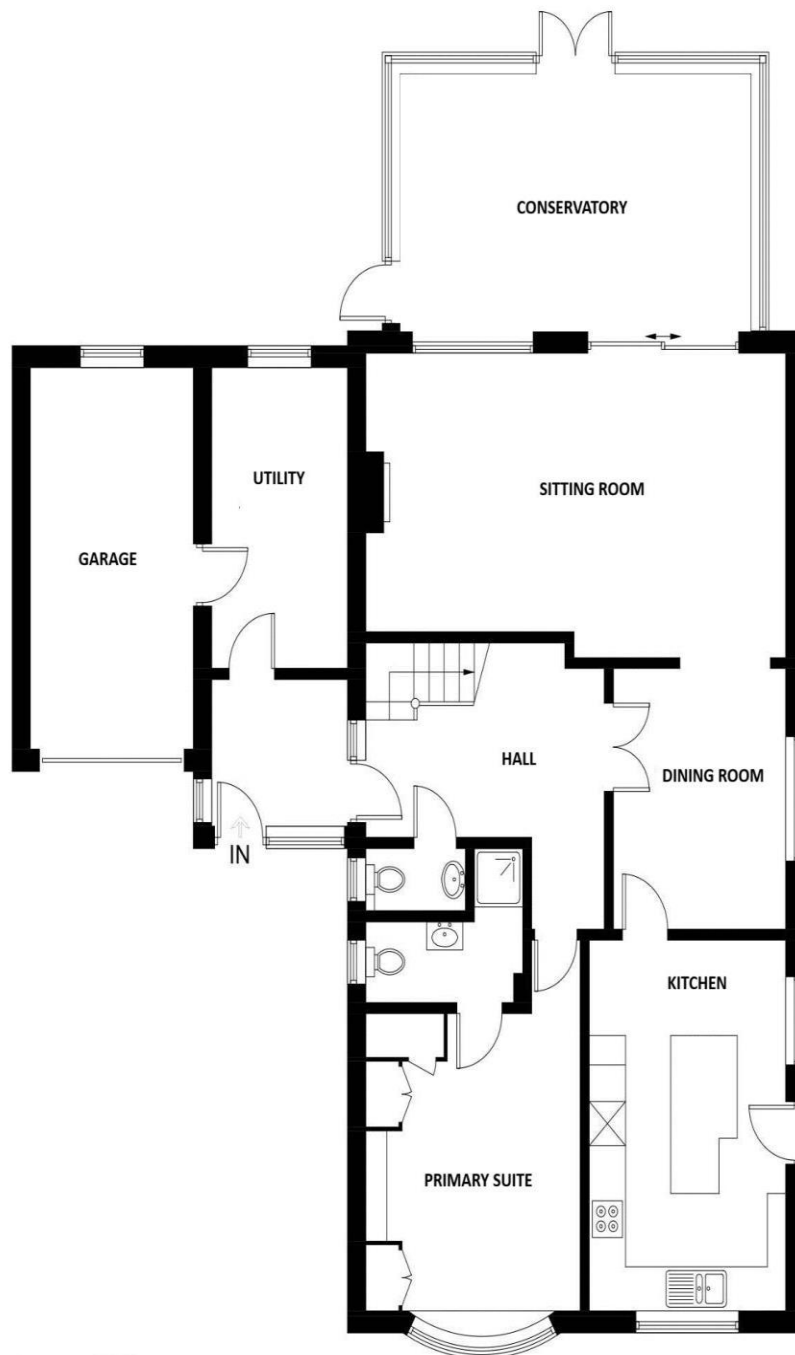
OUTSIDE AND GENERAL

GARDENS:

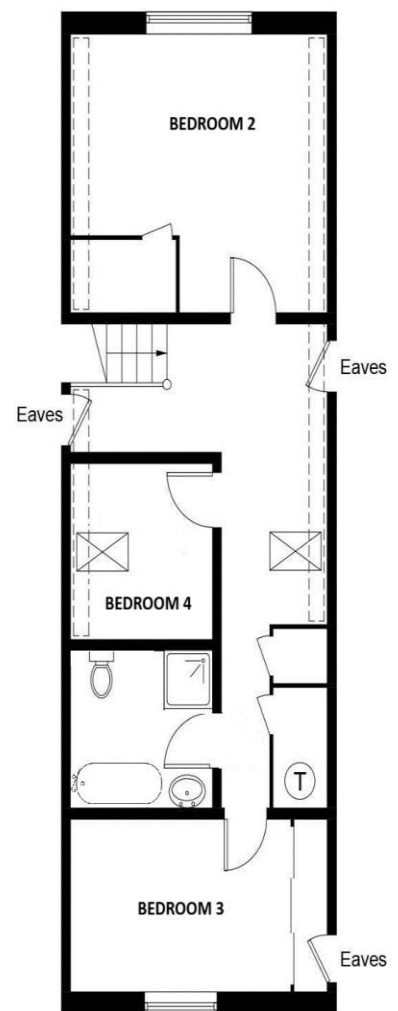
The REAR GARDEN has been laid principally to lawn with mature flower and shrub borders with patio area. Side access with storage leading to the FRONT GARDEN which again has been laid to a combination of lawn with raised flower beds and driveway leading to:

GARAGE: 17' 1" x 8' 10" (5.20m x 2.69m)

electric roller door; power and light; personal door to utility room.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.