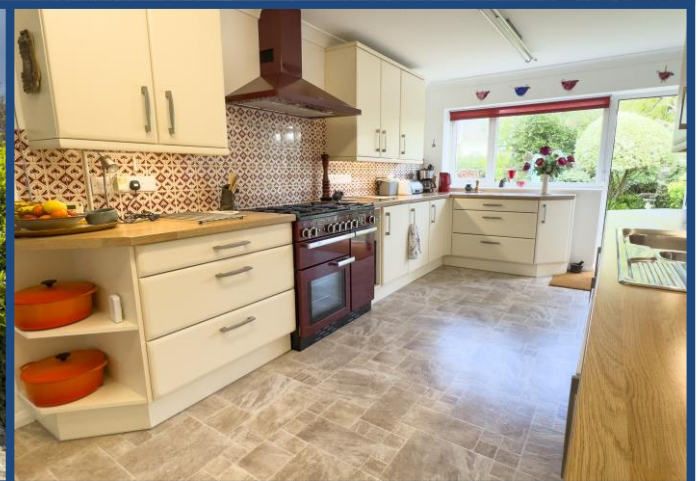


For a traditional, personal and professional service

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



7 Leverton Avenue
Felpham, Bognor Regis,
PO22 7RA

£525,000 Freehold

www.maysagents.co.uk



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Modern housing developments are often criticised for lacking individuality, but over time most homes evolve to reflect the needs and tastes of their owners. This **detached** family home is a great example, having been improved over the years. The property now benefits from a rear extension, creating a garden room and a larger kitchen, while the former garage has been converted into a useful utility and storage area. Additional features include gas-fired central heating and UPVC double glazing throughout.

Ideally located between the village centres of Felpham and Middleton, the property is within half a mile of local schools and just a short walk from the beach. If this sounds like the home you've been searching for, contact **May's** today to arrange a viewing and see everything the property has to offer.

ACCOMMODATION

double glazed door to:

ENTRANCE LOBBY:

fitted storage with hanging & shelved components; glazed double doors to:

SITTING ROOM: 21' 2" x 17' 9" (6.45m x 5.41m)
(maximum measurements) triple aspect room; two radiators; fireplace with feature surround; door to:

KITCHEN: 19' 2" x 8' 9" (5.84m x 2.66m)
(maximum measurements over units) range of floor standing drawer and cupboard units; roll edge worktop and matching wall mounted cabinets over with under unit lighting; tiled splash backs; inset bowl and a half stainless steel sink with waste disposal unit; Rangemaster cooker with matching extractor fan; space and plumbing for dishwasher; further appliance space; double glazed door to patio and rear garden; glazed door to:

UTILITY ROOM: 8' 2" x 7' 8" (2.49m x 2.34m)
(maximum measurements over units) floor standing cupboard units with roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; further appliance space; wall mounted gas fired boiler; double glazed door to:

STORE ROOM:

(formerly used as garage) gas and electric meters; consumer unit; double glazed door to Car Port.

OPEN PLAN DINING/GARDEN ROOM:

DINING SECTION: 11'10 x 11'0. radiator; opening to:
GARDEN ROOM: 11'8 x 10'8. double glazed sliding door to patio and rear garden.

CLOAKROOM:

W.C. with concealed cistern; wash handbasin; radiator.

F.F. LANDING:

radiator; trap hatch with ladder to roof space.

BEDROOM 1: 14' 8" x 11' 10" (4.47m x 3.60m)

(narrowing to face of fitted wardrobes) radiator; airing cupboard with lagged hot water cylinder and slatted shelving.

BEDROOM 2: 12' 0" x 11' 1" (3.65m x 3.38m)

(narrowing to fitted wardrobes) radiator.

BEDROOM 3: 11' 4" x 8' 10" (3.45m x 2.69m)

dual aspect room; radiator; double glazed door to west facing balcony.

BEDROOM 4: 9' 0" x 7' 7" (2.74m x 2.31m)

radiator.

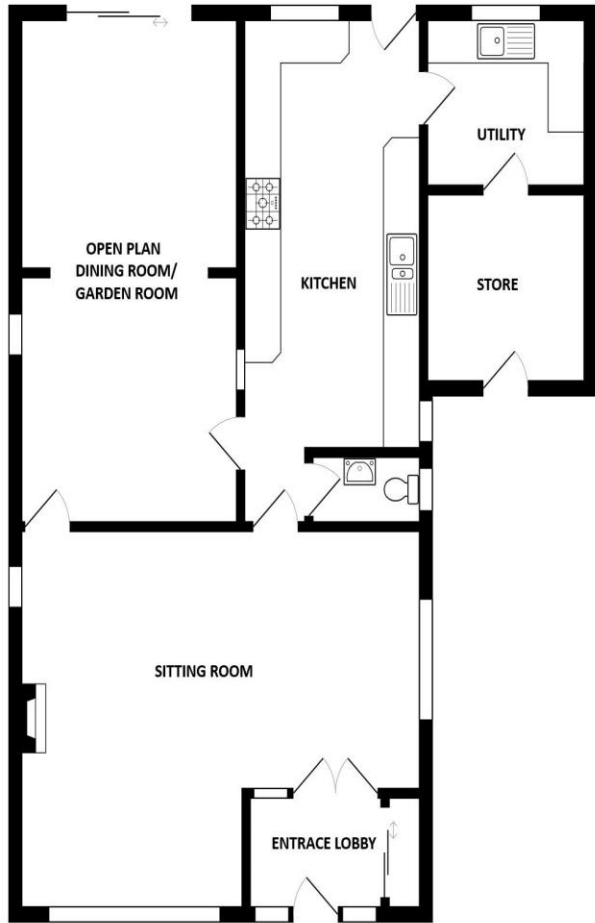
BATHROOM:

fully tiled walls; matching suite comprising panelled bath with mixer tap and hand held shower attachment; independent shower cubicle; close coupled W.C.; pedestal wash hand basin; radiator; shaver point; extractor fan

OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** is laid to a combination of patio and shaped lawn with mature flower and shrub borders, two external electrical sockets. Access to one side of the property leads to the **FRONT GARDEN** which has shaped lawn, car port with electrical sockets and driveway providing parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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.