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



51 Summerley Lane
Felpham, Bognor Regis,
PO22 7HY

£895,000 Freehold

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It is remarkable what thoughtful design and careful modernisation can achieve. This **FOUR BEDROOM DETACHED HOUSE** has been the subject of a **significant programme of improvement**, undertaken for the sellers' own occupation rather than as a simple refurbishment for resale. Particular attention has been paid to both the quality of the finish and the specification throughout, with the work completed to a **high standard** to create a particularly individual, stylish and versatile home.

The ground floor has been transformed to provide impressive **open plan living accommodation**, together with two double bedrooms, both benefiting from their own en suites, including a generous **principal bedroom suite with large en suite**. An **air source heat pump**, together with **underfloor heating throughout the ground floor**, further demonstrates the thought that has gone into modernising the property for comfortable, long term living. Upstairs are two further double bedrooms, a **first floor bathroom**, and a particularly spacious landing currently utilised as a study area, giving the accommodation a flexibility that should appeal to a wide range of buyers.

Outside, the property occupies a **south/west facing corner plot**, with ample off street parking and a **large single garage**. The beach is less than **300 metres away**, whilst local shops, the playing field and other everyday amenities are all close at hand.

Felpham has long been regarded as one of the most desirable places to live along this stretch of the South Coast. Its combination of coastline, level surroundings and excellent access to nearby centres including **Chichester, Brighton and Portsmouth** all add to its appeal, whilst the **South Downs National Park** is within easy reach. The internationally renowned events at **Goodwood**, including the Festival of Speed, Revival and Glorious Goodwood, provide further attractions on the doorstep.

This is a home where both the **extent and quality of the work undertaken** really needs to be seen to be appreciated. If you are looking for something a little different, with generous and flexible accommodation, a high standard of finish and a superb coastal location, contact **May's** to arrange a viewing.

ACCOMMODATION

double glazed double doors to:

ENTRANCE HALL: 9' 10" x 9' 0" (2.99m x 2.74m)
Double doors to:

INNER HALL:
Large double cupboard with hanging rail; understairs store cupboard; Plant cupboard with pressurised hot water tank; glazed double doors to:

OPEN PLANNED KITCHEN/DINER/LIVING ROOM:

KITCHEN SECTION: 18' 0" x 14' 9" (5.48m x 4.49m)
(maximum measurements over units). Range of floor standing drawer and cupboard units with Corian worktop with moulded upstands; undermounted sink; wine cooler; eye level double oven; integrated appliances consisting of: fridge; freezer and dishwasher; bin cupboard; central island with Neff hob with downdraft extractor.

LIVING ROOM SECTION: 27' 0" x 11' 2" (8.22m x 3.40m)
(maximum measurements). With Dining recess of 8'5 x 7'6. Double glazed sliding doors to composite decking and south facing rear garden.

G.F. BEDROOM 1: 24' 3" x 13' 3" (7.39m x 4.04m)
(maximum measurements). Triple aspect room. EN-SUITE: 13'3 X 7'8: Part tiled walls; W.C., bidet; panelled

bath; "his & hers" sink; walk in shower cubicle with glazed screen; heated bathroom mirror; heated towel rail; extractor fan.

G.F. BEDROOM 2: 17' 9" x 11' 6" (5.41m x 3.50m)
(maximum measurements). EN-SUITE: W.C. with concealed cistern & washbasin inset in vanity unit with twin cabinets beneath; shower cubicle with glazed screen; ladder style heated towel rail; extractor fan.

UTILITY ROOM: 12' 5" x 7' 10" (3.78m x 2.39m)
Range of floor standing cupboard units with roll edge worktops; tiled splash backs; inset stainless steel sink; space and plumbing for washing machine; double glazed door to rear courtyard; door to garage; radiator.

CLOAKROOM:
W.C. with concealed cistern; wash basin inset in vanity unit with twin cabinets beneath; towel rail; large walking linen cupboard with slatted shelving;

F.F.LANDING/STUDY AREA: 11' 9" x 7' 8" (3.58m x 2.34m)
Radiator.

BEDROOM 3: 16' 0" x 14' 8" (4.87m x 4.47m)
Radiator.

BEDROOM 4: 11' 7" x 11' 0" (3.53m x 3.35m)
Double glazed double doors to west facing balcony; radiator; large eves storage either side.

F.F. BATHROOM:

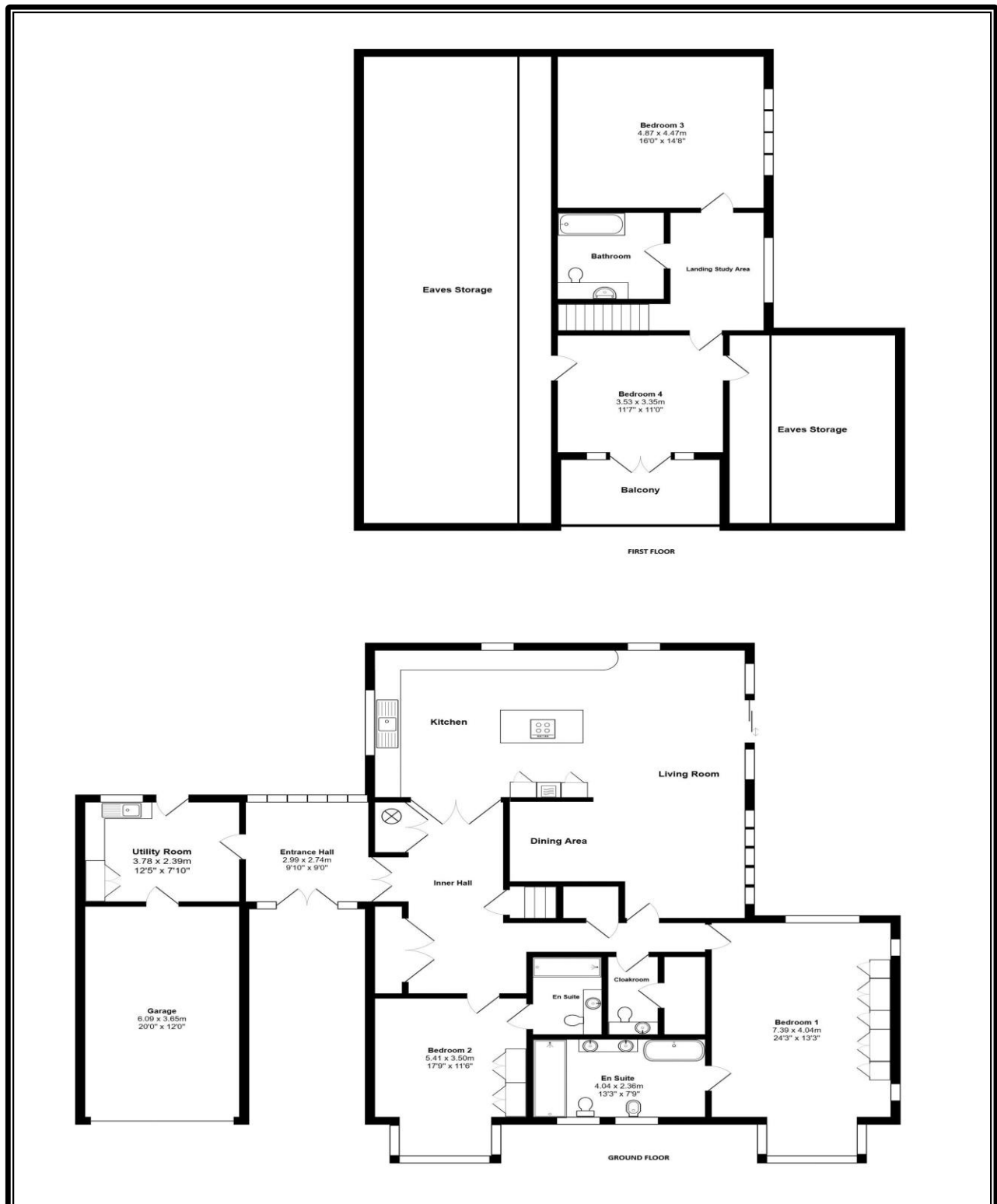
Part tiled walls with matching suite comprising of bath with mixer tap and independent shower mixer; glazed screen; W.C. concealed cistern and wash basin in vanity unit; ladder style heated towel rail; extractor fan.

OUTSIDE AND GENERAL**GARDENS:**

The property is situated on a corner plot with south facing REAR GARDEN laid principally to lawn with composite decking area. Brick built store; access down the side to rear courtyard which has been laid to decorative stone and further gated access to block paved driveway providing potential parking for motor home or a number of vehicles; driveway leading to:

GARAGE: 20' 0" x 12' 0" (6.09m x 3.65m)

Electric roller door; power and light; door to utility room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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