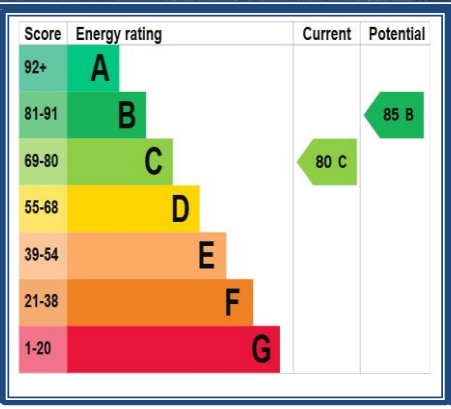
May's
The Village Agent Ltd
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(for more photographs go to www.maysagents.co.uk)

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

This well presented **2 DOUBLE BEDROOM HOUSE** forms part of the popular Blakes Mead estate, which has matured into a well-established residential community, appealing to a wide range of buyers. Offering the benefits of modern construction and energy efficiency, the property boasts gas fired central heating, cavity wall insulation and uPVC framed double glazing, together with an **allocated parking space** and **additional visitor parking.**

The development itself offers a convenience store with Post Office, community centre and playing fields, whilst the nearby villages of Felpham and Middleton-on-Sea provide a variety of local shops and amenities. Felpham also benefits from schools, a leisure centre, swimming pool and golf club, with Bognor Regis a short distance to the west, offering further shopping facilities and a mainline railway station.

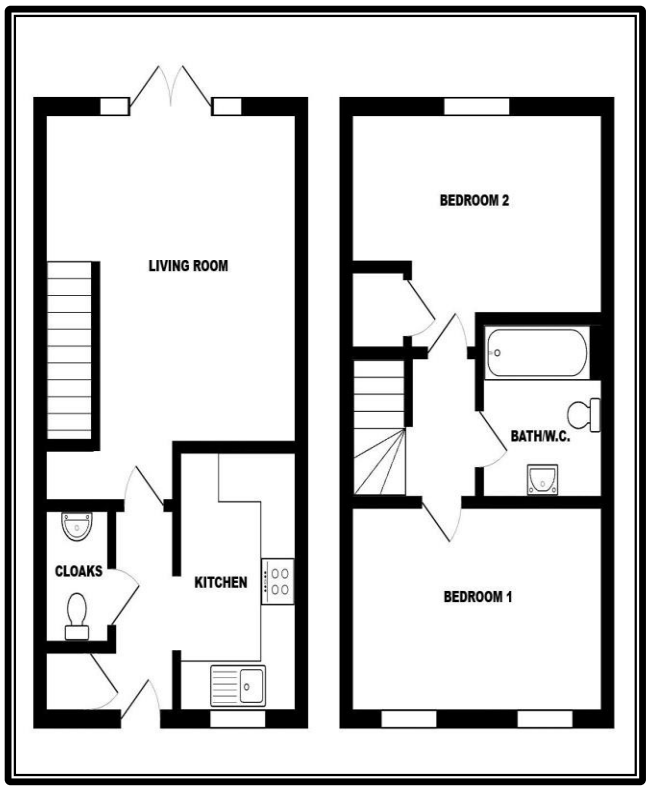
To fully appreciate all that this property has to offer, contact **May's** to arrange an appointment to view.

ACCOMMODATION

door to:

ENTRANCE HALL:
radiator; utility cupboard housing gas fired boiler; space and plumbing for washing machine; consumer unit; internet point; opening to:

KITCHEN: *8' 8'' x 6' 3'' (2.64m x 1.90m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having roll edged worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for dishwasher; space for fridge-freezer; integrated electric oven; four burner gas hob with cooker hood over.



CLOAKROOM:
close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail; extractor fan.

LIVING ROOM: *14' 10'' x 13' 0'' (4.52m x 3.96m)*
two radiators; T.V. aerial point; breakfast bar in dining area; double glazed double doors to patio and rear garden.

BEDROOM 1: *13' 0'' x 9' 3'' (3.96m x 2.82m)*
radiator.

BEDROOM 2: *12' 10'' x 8' 0'' (3.91m x 2.44m)*
radiator; cupboard over stairhead.

BATHROOM:
part tiled walls with matching suite comprising of panelled bath with mixer tap and independent shower mixer; close coupled W.C.; wash basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail extractor fan.

OUTSIDE AND GENERAL

REAR GARDEN:
The garden is laid to a combination of patio and lawn with raised flower beds; timber garden store and gate to rear access.

PARKING:
located to the front of the property is one allocated parking space with further visitor parking.

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.