

For a traditional, personal and professional service

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



74 Priestley Way
Middleton On Sea, Bognor Regis,
PO22 6RR

£365,000 Freehold

www.maysagents.co.uk



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

With most 3 Bedroom properties it is always the third bedroom that causes the arguments - who is going to have the tiny room ?!! Well with this particular **SEMI-DETACHED HOUSE** the third bedroom is surprisingly spacious ! A further advantage with this property is the rear extension which provides a **sociable kitchen area** designed for cooking, dining, and relaxing, encouraging interaction with family and guests. Another enhancement is the functional conversion of the garage, which has been designed to combine the area for use as a storage facility with a utility room. Offered for sale with **gas fired central heating and uPVC framed double glazing plus replacement kitchen and bathroom**. Located on the Felpham/Middleton borders, there is easy access to primary schools, local shops, the health centre and buses with Bognor Town centre some 2.5 miles to the west. For an appointment to view contact **May's** - even if only to save arguing over that third bedroom !

ACCOMMODATION

**composite double glazed door to:
ENTRANCE PORCH:**
door to:

CLOAKROOM:
close coupled W.C; pedestal wash hand basin;
radiator.

OPEN PLAN LIVING AREA:

SITTING ROOM SECTION: 12' 2" x 11' 5" (3.71m x 3.48m)
(max measurements) dual aspect room; log burner; radiator; opening to:

DINING SECTION: 11' 4" x 8' 1" (3.45m x 2.46m)
radiator; opening into:

KITCHEN SECTION: 15' 2" x 12' 0" (4.62m x 3.65m)
(maximum measurements over units) range of floor standing drawer and cupboard units with worktop above; matching upstands and wall mounted cabinets over; integrated Neff double oven with microwave grill; Neff induction hob with extractor fan over; integrated dishwasher; integrated fridge; inset sink with mixer tap; breakfast bar; double glazed double doors to rear garden; door to:

GARAGE STORAGE & UTILITY: 10' 0" x 8' 0" (3.05m x 2.44m)
power and light; electric roller door; door to:

UTILILTY: 7' 6" x 5' 4" (2.28m x 1.62m)
inset stainless steel sink; worktop with twin cabinets beneath; space and plumbing for washing machine; further appliance space.

OFFICE: 11' 6" x 6' 5" (3.50m x 1.95m)
radiator; double glazed door to side garden.

F.F. LANDING:
trap hatch to roof space with ladder, boarding and combination boiler.

BEDROOM 1: 11' 6" x 8' 7" (3.50m x 2.61m)
radiator; built in wardrobe.

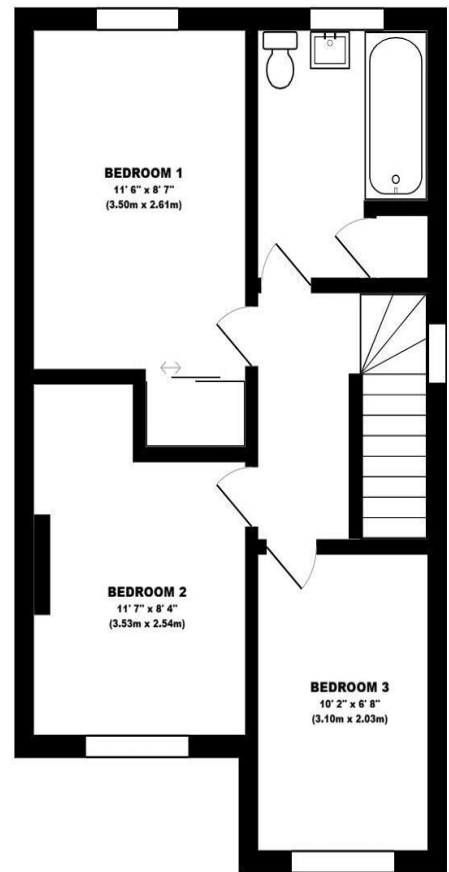
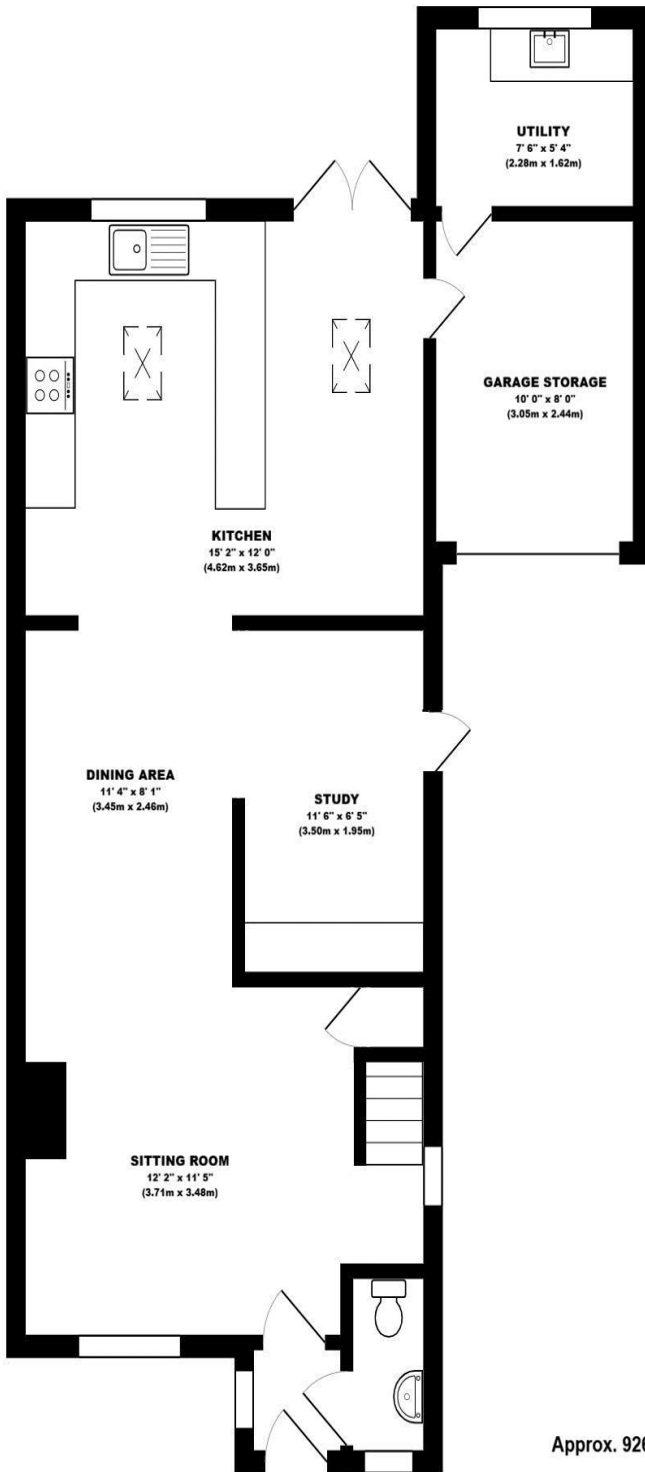
BEDROOM 2: 11' 7" x 8' 4" (3.53m x 2.54m)
radiator.

BEDROOM 3: 10' 2" x 6' 8" (3.10m x 2.03m)
radiator.

BATHROOM:
fully tiled walls with matching suit comprising of "P" shaped bath with independent shower mixer; glazed screen; closed coupled W.C.; wash hand basin inset in vanity unit with twin drawers beneath; ladder style heated towel rail; linen cupboard with slatted shelving.

OUTSIDE AND GENERAL:

GARDENS:
The **REAR GARDEN** faces roughly south and has been laid principally to lawn with flower and shrub borders; vegetable planters; a patio adjoins the rear of the property with a further raised patio to the corner; outside power point; access to garage; side passageway leads to a west facing side garden of brick paved design with double gates leading to drive way. The **FRONT GARDEN** again has been laid principally to lawn with a brick paved drive way providing parking.



Approx. 926 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	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.