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



**31 Normans Drive**  
**Felpham, Bognor Regis,**  
**PO22 8LW**

**£410,000 Freehold**

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**DETACHED 3 BEDROOM BUNGALOW** situated within an established cul-de-sac forming part of the Roundle Private Estate. The property benefits from an **EXTENDED KITCHEN** and **REPLACEMENT BATHROOM**, whilst a **CONSERVATORY** provides additional reception space overlooking the garden.

Outside, the **WEST FACING GARDEN** enjoys a good degree of privacy and incorporates a covered, heated **SWIMMING POOL**, a feature not often found with properties of this type, making it ideal for those with a young family or equally for those looking to enjoy time with visiting grandchildren. To find out whether this bungalow could be for you, why not contact **May's** to arrange a viewing

## ACCOMMODATION

### **ENTRANCE HALL:**

Radiator; trap hatch to roof space.

### **LOUNGE:** 13' 2" x 11' 0" (4.01m x 3.35m)

Log Burner; radiator; opening to:

### **CONSERVATORY:** 12' 3" x 8' 8" (3.73m x 2.64m)

of uPVC framed double glazed construction on a brick plinth with glazed roof; double glazed double doors to raised deck.

### **KITCHEN:** 21' 9" x 9' 1" (6.62m x 2.77m)

(Maximum measurements over units) Range of drawer and cupboard units with worktop above, tiled splash backs and wall mounted cabinets over; inset sink; eye level oven; gas hob; integrated dishwasher and washing machine; further appliance space; breakfast bar; gas fired boiler; uPVC framed double glazed double doors to covered pool; uPVC framed double glazed door to side.

### **BEDROOM 1:** 12' 10" x 9' 4" (3.91m x 2.84m)

Fitted wardrobes; radiator.

### **BEDROOM 2:** 11' 7" x 9' 11" (3.53m x 3.02m)

Radiator.

### **BEDROOM 3:** 10' 0" x 9' 2" (3.05m x 2.79m)

Radiator.

### **BATHROOM:**

Matching suite comprising; P shape bath with mixer tap and independent shower; W.C.; pedestal wash basin.

## **OUTSIDE & GENERAL**

### **GARDENS:**

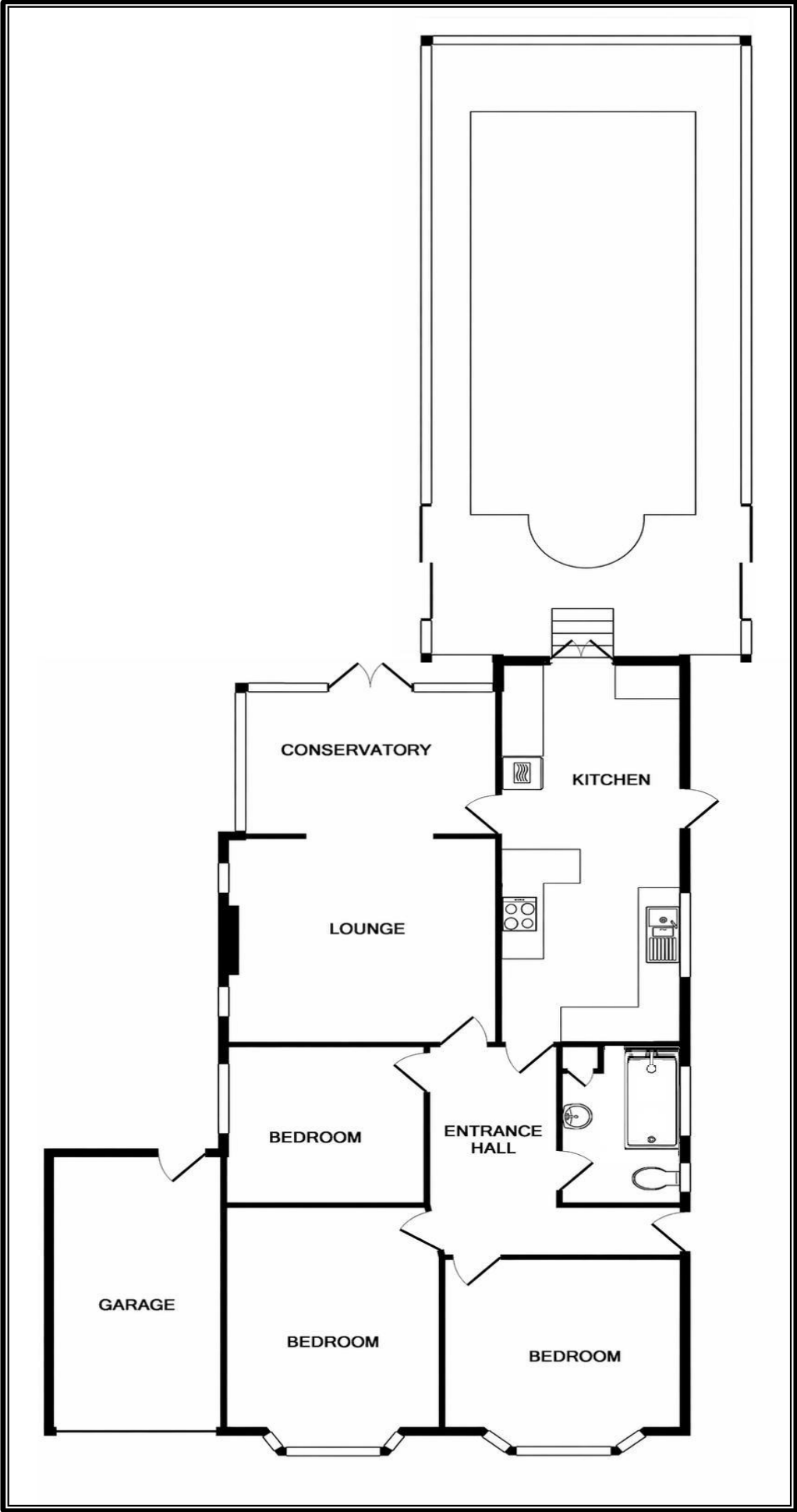
The REAR GARDEN faces roughly WEST with a raised timber deck adjoining the rear of the bungalow, having steps leading to lawned area surrounded by matured shrub borders. A path leads along one side to the garage and the other side to the FRONT GARDEN, which has been mainly paved to provide driveway access to the Garage and additional parking for a number of vehicles.

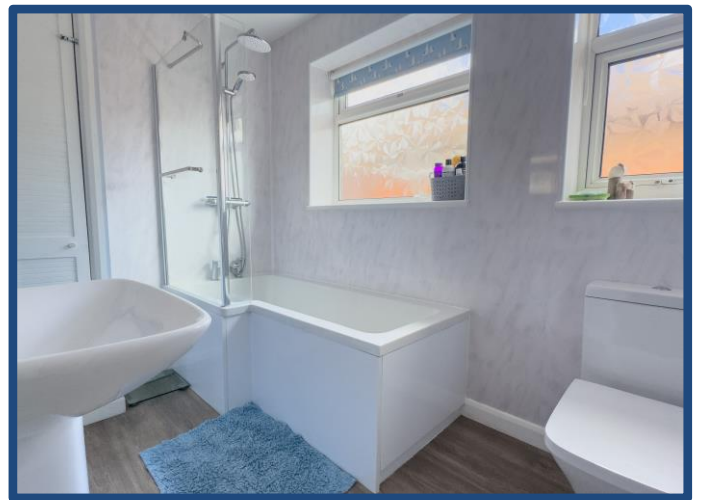
### **COVERED SWIMMING POOL:** 35' 1" x 17' 8" (10.69m x 5.38m)

Covered swimming pool with heat pump.

### **GARAGE:** 15' 1" x 8' 11" (4.59m x 2.72m)

Up and over door; power and light; personal door to garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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