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



26 Whitelands
Felpham, Bognor Regis,
PO22 8JG

£425,000 Freehold

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What sets one property apart from another? It might be the location, the size of the plot or the way it's presented, but whatever makes it a little bit different, it is only by looking inside that you can know whether it is right for you. That is certainly true of this **3 bedroom link-detached bungalow**, which is deceptive from the outside.

It sits in a popular corner of this seaside village, among homes of similar age, size and design, and less than **250 metres from the Golf Club**. Behind it, a south facing garden stretches back more than 95 ft. There are two bedrooms on the ground floor, and upstairs a principal suite with built-in wardrobe and an en suite. Gas fired central heating and uPVC framed double glazing complete the picture.

If that sounds like what you've been looking for, then contact **May's** for an appointment to view.

ACCOMMODATION

timber framed porch with door to:

COVERED PORCH:

radiator; door to garage/utility; front door to:

ENTRANCE HALL:

radiator; cloaks cupboard; door to:

SITTING ROOM: 16' 9" x 123' 0" (5.10m x 37.46m)

radiator; double glazed sliding door:

CONSERVATORY: 12' 2" x 9' 4" (3.71m x 2.84m)

of uPVC framed double glazed construction; radiator; double glazed double doors to patio and rear garden; stable door to:

KITCHEN/BREAKFAST ROOM: 12' 0" x 11' 9" (3.65m x 3.58m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; eye level double oven; four burner gas hob with cooker hood over; appliance space; integrated dishwasher and freezer; double glazed door to side.

G.F. BEDROOM 2: 12' 4" x 8' 9" (3.76m x 2.66m)

double fitted wardrobes; radiator.

G.F. BEDROOM 3/STUDY: 11' 4" x 10' 0" (3.45m x 3.05m)

dual aspect room; cupboard housing gas fired "Worcester" boiler; radiator.

BATHROOM:

fully tiled walls; corner jacuzzi bath; independent shower mixer; wash basin inset in vanity unit with twin cabinets beneath; airing cupboard housing lagged hot water cylinder and slatted shelving; ladder style heated towel rail.

SEPARATE W.C.:

W.C. with concealed cistern; wash hand basin.

F.F. LANDING:

eves store cupboards; door to:

PRINCIPAL SUITE: 11' 7" x 9' 5" (3.53m x 2.87m)

(the latter extending to 12'7 to face of fitted wardrobes) radiator; door to: EN-SUITE: fully tiled walls with matching suite comprising of corner shower cubicle with glazed screen; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail; eves store cupboard.

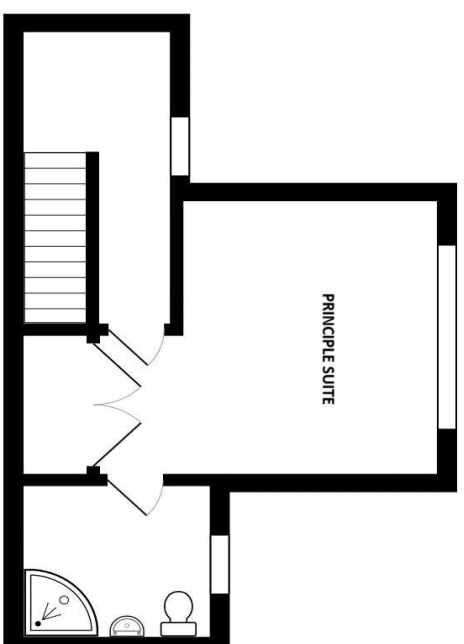
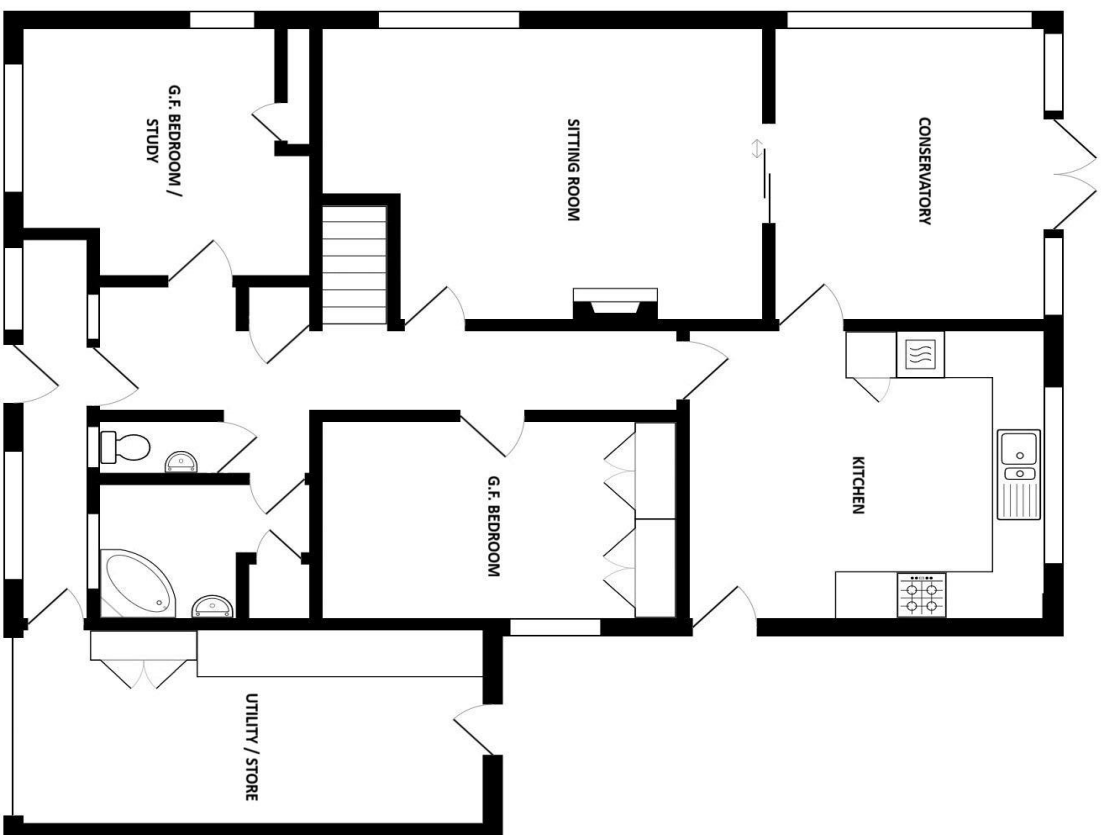
OUTSIDE AND GENERAL

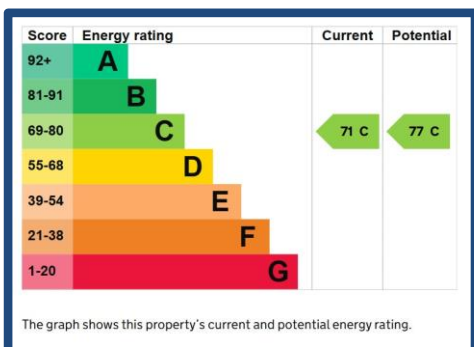
GARDENS:

The REAR GARDEN faces south and is laid to a combination of patio and lawn with mature shrub borders a paved path to the bottom of the garden leads to a SUMMER HOUSE: 12'2 x 10'8 with power and light; double glazed windows. The FRONT GARDEN is laid to lawn with a tarmacadam driveway leading to:

UTILITIY/ STORE: 17' 9" x 7' 5" (5.41m x 2.26m)

meter cupboard; floor standing drawer and cupboard units with roll edge worktop above and matching wall mounted cabinets over; tiled splash backs; inset stainless steel sink; space and plumbing for automatic washing machine; further appliance space; double glazed door to rear garden.





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.