

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£350,000 Freehold**

**20 Walberton Close  
 Felpham, Bognor Regis, PO22 8HZ**

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“Sussex is certainly a happy place and Felpham in particular is the sweetest spot on earth” Just one of the quotes from William Blake (1757 - 1827), who obviously was a man of taste when it comes to choosing where to live. And you too could enjoy this ‘sweetest spot’ with this **SEMI-DETACHED BUNGALOW** located just to the north of the village centre. This property benefits from **gas fired central heating, uPVC framed double glazing plus cavity wall insulation** contributing to its energy efficiency. Add to this a low maintenance exterior plus **private garage parking** and the appeal of this bungalow becomes plain to see. If this description ticks your boxes, contact **May’s** for an appointment to view – it’s no good just looking at the outside !!

**ACCOMMODATION**

**ENTRANCE HALL:**

Meter/storage cupboard; airing cupboard; trap hatch to roof space.

**LIVING ROOM:**

radiator; TV aerial point; telephone point; uPVC framed double glazed sliding door to patio and garden.

**KITCHEN: 12' 0" x 9' 0" (3.65m x 2.74m)**

(max meas over units). Range of units with roll edged worktops, tiled splash backs and wall mounted cabinets above; inset stainless steel sink; space for appliances; radiator; shelved larder cupboard housing gas fired boiler; double glazed door to Garden.

**LIVING ROOM: 19' 4" x 11' 9" (5.89m x 3.58m)**

(maximum measurements) radiator; TV aerial point; telephone point; uPVC framed double glazed sliding door to patio and garden.

**BEDROOM 1: 12' 6" x 12' 3" (3.81m x 3.73m)**  
radiator.

**BEDROOM 2: 10' 6" x 9' 6" (3.20m x 2.89m)**

**SHOWER ROOM:**

Fully tiled with corner shower cubicle; wash basin inset in vanity unit with twin cabinet beneath; radiator.

**SEPERATE W.C.:**

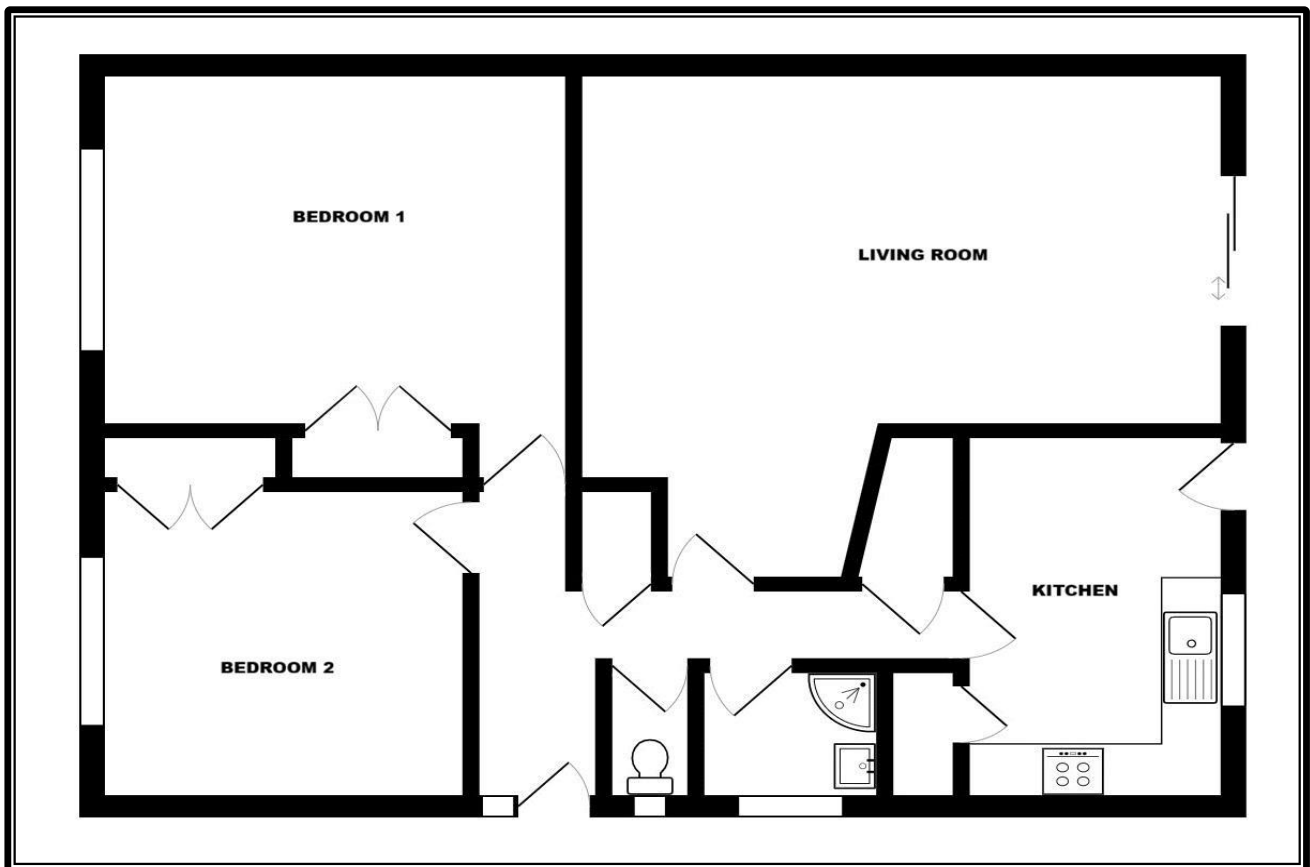
Close coupled W.C.

**GARAGE:**

Metal up and over door; power and light; personal door to side.

**GARDEN:**

The REAR GARDEN faces roughly south and has a depth of some 26ft and a width of approximatly 19ft to the rear of the garage. The area is laid to a combination of patio and lawn with flower and shrub borders. To the side of the garage is a timber garden shed.



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.