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



23 Wansford Way
Felpham, Bognor Regis,
PO22 7NL

£645,000 Freehold

www.maysagents.co.uk



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Are you searching for a home that offers space both inside and out, somewhere you can enjoy a coastal lifestyle while having room to grow your own produce, entertain family and simply enjoy the surroundings? If so, this 1,290 sq ft. **DETACHED HOUSE** could be exactly what you have been waiting for. Occupying a generous corner plot, the property offers four bedrooms, two reception rooms and two bathrooms, providing versatile accommodation for families, those working from home or anyone looking for a little extra space. One of the property's standout features is undoubtedly the garden. Lovingly cared for over the years, it offers extensive vegetable plots alongside established planting, creating an ideal environment for keen gardeners whilst still providing plenty of space to relax and enjoy the outdoors. Beyond the rear boundary, a private gate provides direct access onto King George Playing Field, giving the feeling of an even larger garden and somewhere perfect for walks, recreation or for the kids to enjoy. Situated on the highly regarded private Summerley Estate, the beach is just a short walk away, allowing you to make the very most of coastal living. With ample parking, a garage and a location that remains one of the area's most sought after, this could be the forever home you've been looking for. Contact **May's** today to arrange your viewing and discover everything this wonderful home has to offer.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE LOBBY:

radiator; door to:

CLOAKROOM:

low level W.C.; wash hand basin; door to:

DINING ROOM: 14' 6" x 11' 10" (4.42m x 3.60m)

dual aspect room; two radiators; downstairs cupboard; door to:

KITCHEN: 14' 7" x 9' 10" (4.44m x 2.99m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop above and matching wall mounted cabinets over; tiled walls; inset stainless steel sink; four burner gas hob; cooker hood; integrated dishwasher, fridge and freezer, plus washing machine; eye level double oven; airing cupboard housing lagged hot water cylinder and slatted shelving; radiator; glazed door to:

RECESSED PORCH:

cupboard housing gas fired boiler; further shelved store cupboard.

SITTING ROOM: 17'5" x 11'11" (5.20m x 3.63m)

triple aspect room; radiator; living flame gas fire; sliding door to patio and garden.

F.F. LANDING:

trap hatch to roof space with ladder and boarding; power and light; radiator.

BEDROOM 1: 14' 0" x 11' 10" (4.26m x 3.60m)

dual aspect room; radiator; fitted wardrobe.

BEDROOM 2: 12' 0" x 9' 2" (3.65m x 2.79m)

(plus door recess 4'8) housing built in wardrobes; dual aspect room; radiator.

BEDROOM 3: 14' 0" x 8' 5" (4.26m x 2.56m)

radiator; fitted wardrobe.

BEDROOM 4: 10' 0" x 7' 5" (3.05m x 2.26m)

radiator.

BATHROOM:

fully tiled walls with matching suite comprising panelled bath with mixer tap and independent shower; W.C. with wash basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail.

SHOWER ROOM:

fully tiled walls; shower cubicle with glazed screen; close coupled W.C.; wash basin inset in vanity unit with twin cabinets beneath; heated towel rail.

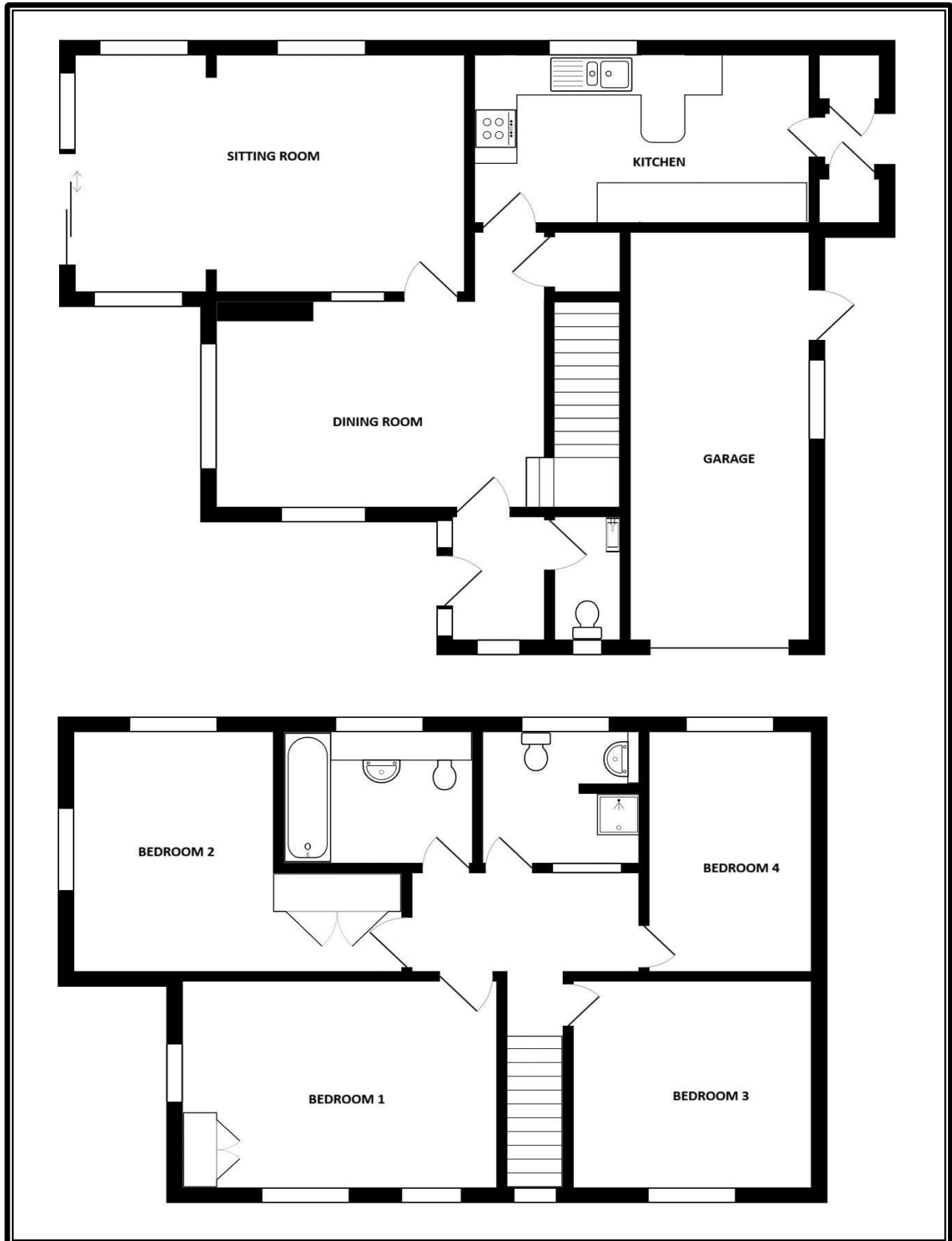
OUTSIDE AND GENERAL

GARDENS:

The property is set on a corner plot with gardens to front, rear and side. These areas have been laid to a combination of shaped lawn with mature trees, flowers and shrub borders, patio and a screened vegetable garden with planters. Timber framed GREENHOUSE with power and light, timber framed STORE with power and light. Access to one side leads to the block paved driveway providing parking for several vehicles while the adjacent side leads to the FRONT GARDEN which has been laid mainly to raised planters and pebbled walk ways.

GARAGE: 20' 9" x 8' 6" (6.32m x 2.59m)

up and over door; power and light; gas and electric meters; workbench; personnel door to side.



Floor Area -1,290 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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.