



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£325,000 Freehold

4 Bursledon Close

Felpham, Bognor Regis, PO22 8HP

www.maysagents.co.uk



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The 1960's saw a surge of development in this area. Whole areas which once were farmland became residential housing estates. Schools were built to accommodate the influx of new families and other facilities followed. These properties have now become amongst the most popular type of property for the growing family and this **3 BEDROOM SEMI~DETACHED HOUSE** is ready for the next chapter of ownership where subtle improvements would reflect the character of the new owners. The property benefits from gas fired central heating, uPVC framed double glazing, a garage and driveway parking, plus a west facing garden. If this is ticking your boxes, contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

radiator; telephone point; understairs cupboard housing meters; door to:

SITTING ROOM: 12' 8" x 11' 0" (3.86m x 3.35m)

radiator; electric fire (not tested) with surround; opening to:

DINING ROOM: 11' 0" x 9' 6" (3.35m x 2.89m)

(maximum measurements) radiator; double glazed door to patio and garden; door to:

KITCHEN: 11' 0" x 7' 2" (3.35m x 2.18m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop above; tiled splash backs and matching wall mounted cabinets over; inset ceramic sink; integrated electric oven; four burner electric hob with cooker hood over; shelved larder pantry; further appliance space; opening to:

UTILITY AREA:

appliance space; plumbing for automatic washing machine; gas fired combination boiler; double glazed door to covered side passage way leading to garden and garage.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: 12' 8" x 8' 8" (3.86m x 2.64m)

radiator; airing cupboard housing lagged hot water cylinder; slatted shelving.

BEDROOM 2: 9' 5" x 9' 2" (2.87m x 2.79m)

radiator; fitted wardrobes.

BEDROOM 3: 9' 1" x 8' 0" (2.77m x 2.44m)

(maximum measurements) radiator; shelved store cupboard.

BATHROOM:

fully tiled walls with matching suite comprising panelled bath with independent electric shower; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail.

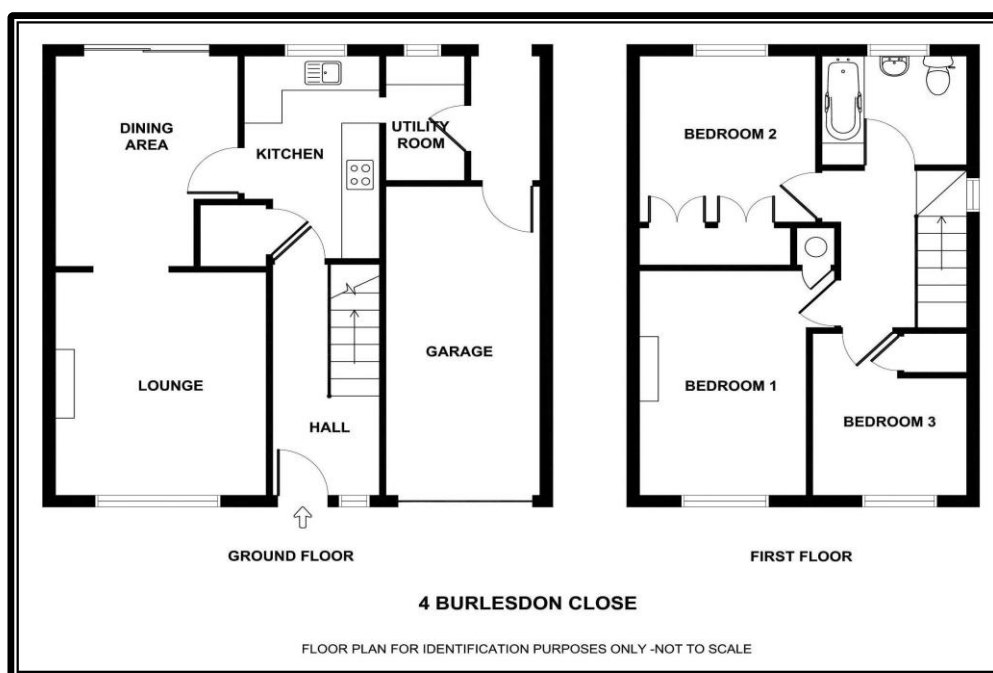
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly west and has been laid to a combination of patio and lawn with mature shrub borders. The FRONT GARDEN again has been laid to a combination of lawn with concrete hard standing providing parking.

GARAGE: 17' 5" x 7' 10" (5.30m x 2.39m)

metal up and over door; power and light; personal door to rear.



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.