



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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

£329,950 Freehold

43 Old Rectory Gardens
Felpham, Bognor Regis, PO22 7ER

www.maysagents.co.uk



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400 yards to the Beach. 400 yards to the Shops. 400 yards to the Church. Does this make the perfect location ? Well if it doesn't it must come pretty close !! This 1960's **BUILT TERRACE HOUSE** occupies just such a position which is why this small development has proven to be one of the most popular sites in the village since its construction. Offered for sale with **Gas Fired Central Heating, Double Glazing , plus a ground floor Cloakroom and Garden Room extension**, the property also has a south facing garden. Ideal for the 'downsizer' or perhaps retirement, why not take a look to see for yourself ? Contact **May's** for an appointment to view, then take a walk through the park to the Beach !

ACCOMMODATION

ENTRANCE LOBBY:

uPVC framed double glazed door; radiator; double cloaks hanging cupboard; glazed panelled door to:

SITTING ROOM: 18' 4" x 13' 4" (5.58m x 4.06m)

the former reducing to 15' to staircase; tiled fireplace surround with fitted gas flame effect fire (not tested); two radiators opening to

DINING SECTION: 10' 2" x 8' 10" (3.10m x 2.69m)

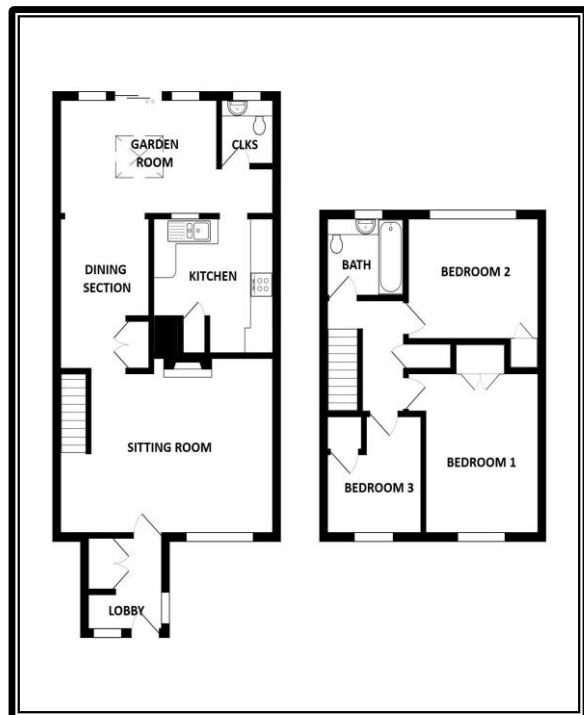
cupboard housing gas fired boiler; archway opening to:

GARDEN ROOM: 12' 10" x 8' 8" (3.91m x 2.64m)

radiator; orangery roof-light; uPVC framed double glazed double doors to garden.; opening to:

LOBBY:

currently housing fridge/freezer; door to:



CLOAKROOM:

Close coupled W.C. with concealed cistern; wash basin inset in vanity unit; radiator.

KITCHEN: 9' 0" x 8' 9" (2.74m x 2.66m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having worktop, tiled splash backs and wall mounted cabinets above; inset porcelain sink; plumbing and space for washing machine and dishwasher; integrated double oven with ceramic hob having cooker hood over; shelved china cupboard.

F.F. LANDING:

with trap hatch to roof space with loft ladder; airing cupboard.

BEDROOM 1: 12' 10" x 10' 0" (3.91m x 3.05m)

built in wardrobe cupboard; radiator.

BEDROOM 2: 11' 6" x 9' 10" (3.50m x 2.99m)

built in wardrobe cupboard; radiator.

BEDROOM 3: 9' 4" x 8' 0" (2.84m x 2.44m)

the former reducing to 7'. built in wardrobe cupboard; radiator.

BATHROOM/W.C.:

matching suite comprising panelled bath having independent shower mixer; fully tiled surround; curtain and rail; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; radiator; fitted medicine cabinet.

OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** faces south and has a depth extending to some 23ft and a width of some 17ft or thereabouts. The area is laid to a combination of raised decking plus shaped lawn with further raised flower and shrub beds plus corner **SUMMER HOUSE** and rear gateway access. The **FRONT GARDEN** is of open plan design laid to lawn and paved patio.

GARAGE:

located in nearby compound.

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.