



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£285,000 Freehold**

**22 Fourteen Acre Avenue  
Felpham, Bognor Regis, PO22 8GH**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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Originally built as one of the show homes for the development, this **SEMI-DETACHED HOUSE** forms part of an estate built in 2012 and situated on the outskirts of the village of Felpham. Since then it has benefited from a rear extension and a replacement kitchen, adding further living space and a more contemporary finish. Offering the benefits of modern building techniques and energy efficiency, the property boasts gas fired central heating, cavity insulation and uPVC framed double glazing.

Elsewhere on the estate you will find a convenience store with Post Office, Community Centre and playing fields, whilst Bognor Regis town centre with its railway station and further amenities lies some 2.5 miles to the west. To appreciate the property to its full extent contact **May's** for an appointment to view, after all you can't tell a book from its cover!

## ACCOMMODATION

**double glazed door to:**

### ENTRANCE HALL:

radiator; cupboard housing gas fired boiler and consumer unit; door to:

### CLOAKROOM:

close coupled W.C.; pedestal wash basin; radiator; extractor fan.

### KITCHEN: 10' 0" x 6' 0" (3.05m x 1.83m)

range of floor standing drawer and cupboard units having woodblock worktop; tiled splash backs and matching wall mounted cabinets over; integrated

appliances consisting of: fridge/freezer, washing machine & dishwasher; electric oven; four burner electric hob with cooker hood over; inset stainless steel sink.

### LOUNG/DINER: 27' 0" x 12' 9" (8.22m x 3.88m)

radiators; T.V. aerial point; Velux windows; double glazed double doors to rear garden.

### F.F. LANDING:

trap hatch to roof space.

### BEDROOM 1: 11' 0" x 8' 10" (3.35m x 2.69m)

fitted wardrobes; radiator; shelved linen cupboard; EN-SUITE: close coupled W.C.; pedestal wash hand basin; shower cubicle with glazed screen; extractor fan; radiator; T.V. aerial point.

### BEDROOM 2: 12' 10" x 8' 5" (3.91m x 2.56m)

radiator; fitted wardrobe; T.V. aerial point.

### BATHROOM:

panelled bath with mixer tap and hand held shower attachment; close coupled W.C.; pedestal wash hand basin; radiator; extractor fan.

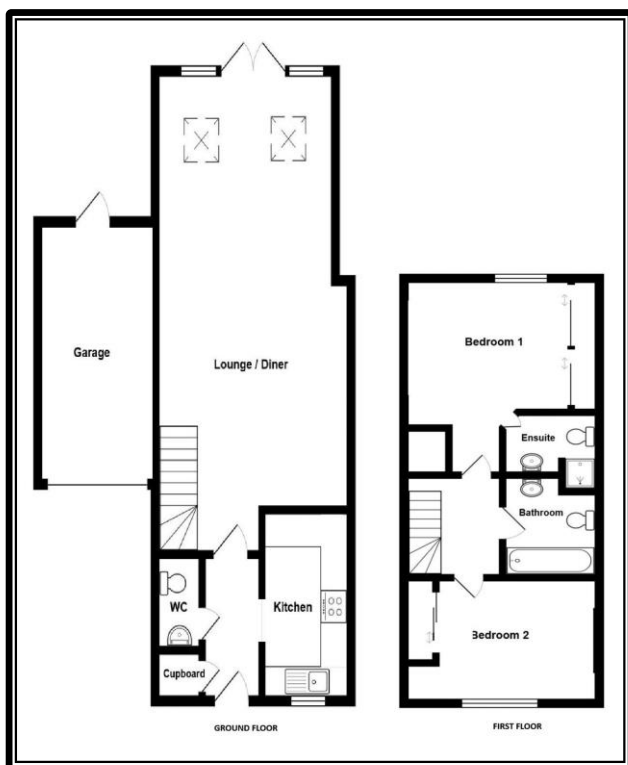
## OUTSIDE AND GENERAL

### GARDEN:

The **REAR GARDEN** is laid to patio with shrub borders while to the front of the property there is a tarmacadam drive way providing parking which in turn leads to the:

### GARAGE: 17' 2" x 9' 0" (5.23m x 2.74m)

metal up and over door; power and light; personnel door to rear garden; potential loft storage.



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.