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



1 Castlereagh Green

Felpham, Bognor Regis,

PO22 8HU

www.maysagents.co.uk

Offers in Excess of £500,000 Freehold



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There is something about “period style” properties that sets them apart from the “ordinary”. The odd little touch of leaded light here or timber frame there, and a modern home can be transformed. Such is the case with this particular property, a 1960’s built **DETACHED BUNGALOW** exhibiting the “Cottage” style features very much ahead of their times from the point of view of design. The floor to ceiling windows, curved bays plus moulded architraves and skirtings add a touch of “something special” to this 3 Bedroom property along with the significant levels of modernisation and improvement. Re-fitted Kitchen units, re-styled bathroom fittings, internal layout changes form part of the overall style of the property whilst the garden has been landscaped to a high standard, providing an oasis of calm with a variety of zones throughout the largely west facing area. Gas Fired Central Heating plus uPVC framed Double Glazing has been installed, with uPVC fascia, soffit and guttering completing the external benefits.

For those unfamiliar with Felpham village William Blake, the poet and mystic once said "The sweet air and the voices of the winds, trees and birds and the odours of the happy ground make it a dwelling for immortals"!! And for those who are now resident, Felpham has become one of the favoured locations in which to live on this part of the South coast. Record sunshine hours, the safe bathing facilities, Sailing and Golf Clubs plus the flat coastal plain all combine with the proximity of Brighton, Chichester and Portsmouth plus the South Downs National Park to enhance the popularity of the area, whilst the renowned Festival of Speed and Revival at Goodwood provide added highlights to the local social calendar. If this description stirs your imagination enough to want to look further, contact **May's** for an appointment to view.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

radiator; meter cupboard housing consumer unit & meters; broom cupboard; loft hatch with ladder; light; partial boarding; combination boiler; glazed door to:

OPEN PLAN KITCHEN/DINER: 17' 2" x 11' 5" (5.23m x 3.48m)

range of floor standing drawer and cupboard units having work top and matching upstands and matching wall mounted cabinets over; eye level double oven; electric conduction hob with extraction cooker hood over; inset stainless steel sink; intergrated dishwasher; intergrated fridge and freezer; double glazed double doors to rear garden; radiator; electric heater; glazed double doors to:

SITTING ROOM: 15' 11" x 16' 2" (4.85m x 4.92m)

bay window; log burner; T.V. ariel point; internet point; radiator; glazed door to entrance hall.

BEDROOM 1: 12' 11" x 10' 5" (3.93m x 3.17m)

bay window; fitted double wardrobe; radiator.

BEDROOM 2: 10' 5" x 9' 5" (3.17m x 2.87m)

fitted wardrobe; radiator.

BEDROOM 3/STUDY: 10' 7" x 6' 5" (3.22m x 1.95m)

fitted wardrobe; radiator.

BATHROOM:

fully tiled walls with matching suit comprising of panelled bath having mixer tap and hand held shower attachment; separate shower cubicle with glazed screen; wash hand basin and W.C. inset in vanity unit with twin cabinet beneath; radiator; towel rail; extractor fan.

OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN is a particular feature of the property, facing roughly west and thoughtfully landscaped into a number of separate areas. It is laid to a combination of paved seating areas and shaped lawn, with established flower, shrub and tree borders, raised vegetable planters, a greenhouse, wildlife pond and timber garden shed. There is also garden lighting throughout, together with access along both sides of the property to the front. The front garden is arranged with lawn and planted borders, while a brick block driveway provides off-road parking leading to:

GARAGE: 20' 5" x 8' 4" (6.22m x 2.54m)

with electric roller door; power and light; personal door to garden.





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

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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.