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



## 41 Old Rectory Gardens

Felpham, Bognor Regis,

PO22 7ER

£349,950 Freehold

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For those of us who prefer the pace and quality of village life Felpham has a lot to offer. A variety of shops and facilities ranging from the Village Stores through Post Office to delicatessen; Churches, schools and of course the beach. Over the years Old Rectory Gardens has become one of the most popular residential locations in and around Felpham, with its mix of houses and flats meandering neatly around communally maintained lawns. This particular **END TERRACE HOUSE** is tucked within the cul-de-sac, allowing a degree of much sought after privacy which allied to the caring atmosphere where everyone knows everyone else and takes an interest in their welfare, but is mindful of each other's privacy. Located within less than ½ a mile of the village and the beach, the development abuts the Old Rectory Gardens, in itself another feature, with this park like setting providing an oasis of green in the middle of the village. A desirable property in a quality area with the added benefit of **not just one but two Garages** and additional parking – make an appointment to view !! Telephone **May's** - it could be the start of a new 'lifestyle'.

## ACCOMMODATION

### ENTANCE LOBBY:

With uPVC framed double glazed door; Dimplex wall mounted electric heater; cloaks hanging cupboard with gas and electric meters; high level shelf unit; glazed panelled door to:

### SITTING ROOM: 18' 3" x 14' 2" (5.56m x 4.31m)

(maximum measurements incorporating staircase) and narrowing to central feature 'Adam style' fireplace with living flame gas fire; recess with fitted book shelves; warm air outlet; TV and satellite aerial points (subject to subscription); opening to:

### DINING ROOM: 12' 6" x 8' 9" (3.81m x 2.66m)

(the former into stair recess and the latter narrowing to 7'0) Cupboard housing gas fired warm air unit; warm air outlet; archway opening to:

### GARDEN ROOM: 12' 10" x 7' 3" (3.91m x 2.21m)

A double aspect room, south and east with uPVC framed double glazed double doors overlooking the landscaped Garden; ceramic tiled floor; warm air outlets; door to:

### UTILITY LOBBY:

With space and plumbing for washing machine plus shelf above for tumble dryer; ceramic tiled floor; further door to:

### SHOWER/W.C.:

Fully tiled with corner shower having curtain and rail plus electric power unit; low level W.C.; corner wash basin; wall mounted fan assisted convector heater; ceramic tiled floor.

### KITCHEN: 10' 9" x 9' 0" (3.27m x 2.74m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink unit; space and plumbing for dish washer; eye level Neff double oven; Neff ceramic hob; built in china store; fridge/freezer space; ceramic tiled floor.

### FIRST FLOOR LANDING:

With staircase and stair lift; trap hatch to part boarded loft space with loft ladder; airing cupboard housing lagged hot water cylinder.

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

plus door recess. Built in wardrobe cupboard with integrated shelving; warm air outlet.

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

Built in wardrobe cupboard; warm air outlet.

### BEDROOM 3: 9' 4" x 8' 1" (2.84m x 2.46m)

narrowing to 4'6. Built in wardrobe cupboard; warm air outlet.

### BATHROOM/W.C.:

Matching white suite of panelled bath having mixer tap and hand held shower attachment; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; part tiled walls; towel rail.

Cont.....

**GARAGE 1: 17' 3" x 8' 6" (5.25m x 2.59m)**

Metal up and over door; power and light; personal door to side.

**GARAGE 2:**

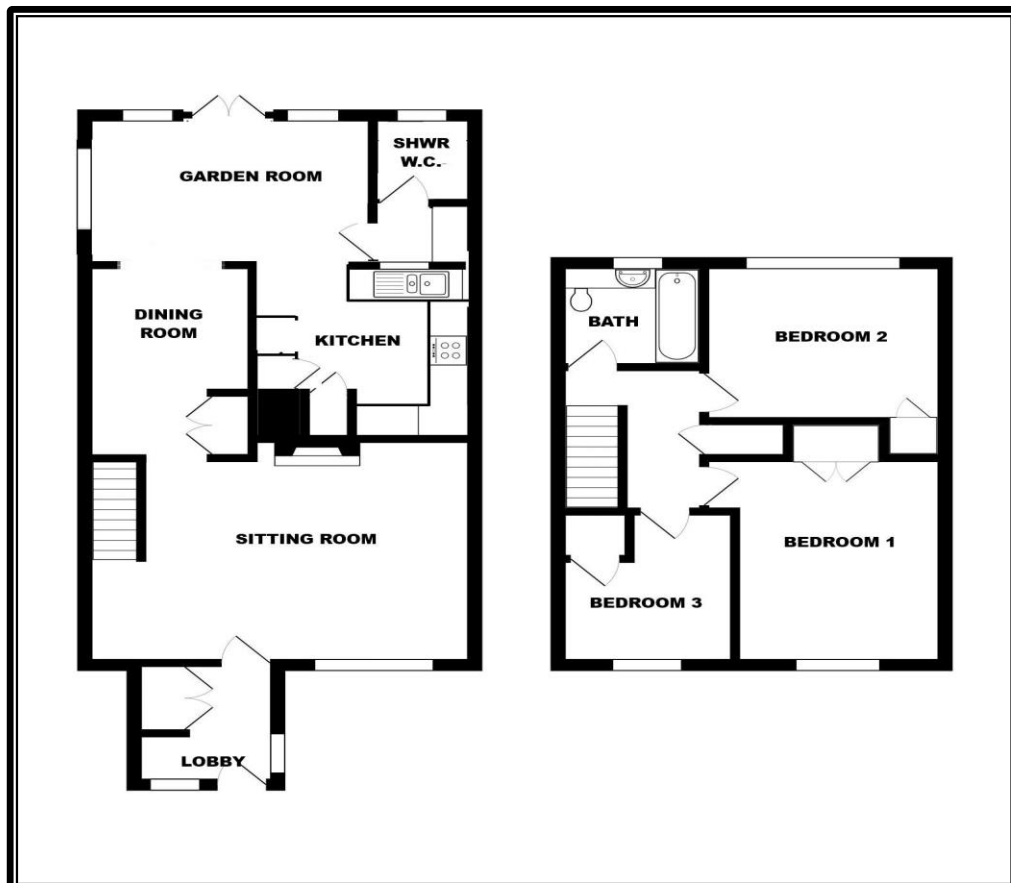
Metal up and over door: power points.

**ADJOINING HARDSTANDING:**

Additional area to the front of the Garages providing driveway access to both and offering parking for several vehicles. Please note that this area is in the ownership of Rectory Gardens Residents Association but the owner of number 41 has rights of access across this area.

**GARDENS:**

The FRONT GARDEN is of open plan design and laid to a combination of lawn and patio. A gate provides access to the SOUTH FACING REAR GARDEN which has been carefully landscaped to allow for ease of management whilst providing a sheltered and well screened sun trap area. Mainly paved with inset flower, rose and shrub beds, the whole area surrounded by matured shrubs, panel fencing and brick walls. Outside water tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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