



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£244,950

**The Hayloft Red Barn Crescent
 Felpham, Bognor Regis, PO22 8FB**

www.maysagents.co.uk



The Hayloft, a **2 DOUBLE BEDROOM COACH HOUSE**, forms part of the Blakes Mead estate built approximately 8 years ago and situated on the outskirts of the village of Felpham. Offering the benefits of modern building techniques and energy efficiency, the property boasts gas fired central heating, cavity insulation and uPVC framed double glazing. In addition there is **off street parking and two garages** which have been fully plasterboarded and decorated, with the exception of flooring, providing excellent potential for use as additional rooms, subject to the necessary consents. 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; staircase to:

F.F. LANDING:
radiator; door to:

OPEN PLAN LIVING ROOM/KITCHEN: 17' 6" x 12' 0" (5.33m x 3.65m)
(over all measurements) Dual aspect room with: **KITCHEN SECTION:** range of floor standing drawer and cupboard units with roll edge work top; matching upstands and matching wall mounted cabinets over; electric oven; four burner gas hob; inset stainless steel sink; space and plumbing for automatic washing machine; further appliance space; cupboard housing gas fired combination boiler. **LIVING ROOM SECTION:** radiator; TV. aerial point; telephone point.

BEDROOM 1: 12' 8" x 9' 9" (3.86m x 2.97m)
radiator; **EN-SUITE:** part tiled walls; close coupled W.C.; pedestal wash hand basin; fully tiled shower cubicle with sliding glazed screen; extractor fan; radiator; shaver point.

BEDROOM 2: 12' 4" x 8' 4" (3.76m x 2.54m)
radiator; cupboard; trap hatch to roof space.

BATHROOM:
part tiled walls; matching suite comprising panelled bath; close coupled W.C.; pedestal wash hand basin; radiator; extractor fan.

OUTSIDE AND GENERAL
paved area to front ; .

TWO GARAGES: 17' 10" x 8' 7" (5.43m x 2.61m)
both with metal up and over doors; power and light; plaster boarded and finished walls (conversion potential).



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.