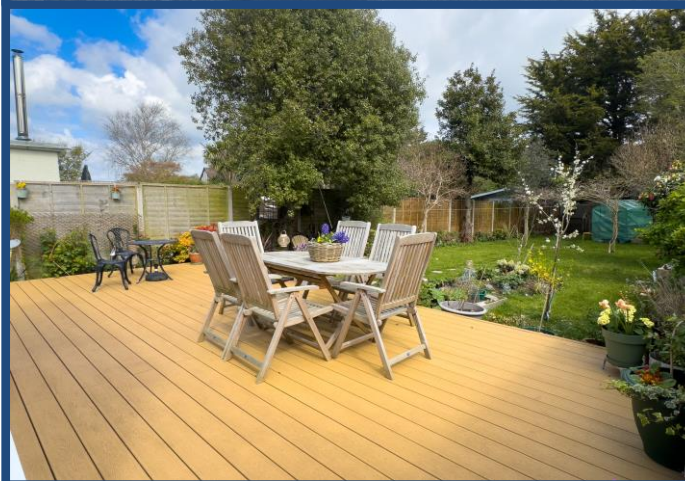


For a traditional, personal and professional service

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



28a Links Avenue
Felpham, Bognor Regis,
PO22 7BX

£425,000 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Over the years Felpham village has acquired a reputation as a popular seaside location in which to live. Renowned for its connection with William Blake, the poet and mystic, plus the abundance of Sussex flint walls evident throughout the winding village lanes, the village is blessed with a variety of local shops, pubs and eateries along with the Beach. Located in the heart of this village idyll is this **3 BEDROOM DETACHED BUNGALOW**, offering a combination of versatile accommodation along with an **90ft rear garden**. Offered for sale with **gas fired central heating and uPVC framed double glazing**, the property also features a **double glazed CONSERVATORY**. Located **within 400 yards of the Beach** and less than 1.5 miles from Bognor Regis town centre with a wider range of amenities, this is a chance to acquire that relatively rare occurrence - a bungalow in the heart of the village. For an appointment to view, contact **May's** - this might be just what you are looking for !

ACCOMMODATION

ENTRANCE PORCH:

With uPVC framed double glazed doors to front and rear, the latter providing access via a pathway to the rear. Glazed panelled door to:

ENTRANCE HALL:

Radiator; engineered oak flooring; fitted cupboard; trap hatch and ladder to roof space with power and light plus gas fired boiler.

DINING ROOM: 11' 8" x 10' 3" (3.55m x 3.12m)

Radiator; engineered oak flooring; uPVC framed double glazed double doors to Garden.

KITCHEN: 10' 6" x 10' 0" (3.20m x 3.05m)

(maximum measurements). Arranged in the 'cottage' style with 'belfast' sink set on brick built cupboard flanked by timber worktops having appliance and storage space beneath; wall panelling; gas cooker point; tiled floor; uPVC framed double glazed double doors to:

CONSERVATORY: 9' 0" x 9' 0" (2.74m x 2.74m)

Of uPVC framed double glazed construction on rendered plinth with pitched insulated polycarbonate roof and tiled floor; radiator; double glazed double doors to Garden.

SITTING ROOM/ BEDROOM 1: 15' 0" x 11' 0" (4.57m x 3.35m)

Recently utilised as a BED/SITTING ROOM with separate outside access. However is currently used as the main Living Room. Radiator; door to:

EN-SUITE SHOWER/W.C.:

Having fully tiled shower cubicle; pedestal wash basin; low level W.C.; heated towel rail; extractor fan.

BEDROOM 2: 11' 6" x 11' 0" (3.50m x 3.35m)

narrowing to 9'0" to face of fitted wardrobe; radiator.

BEDROOM 3: 8' 0" x 7' 6" (2.44m x 2.28m)

Radiator.

WET ROOM:

Comprising fully tiled shower enclosure plus wash basin; extractor fan.

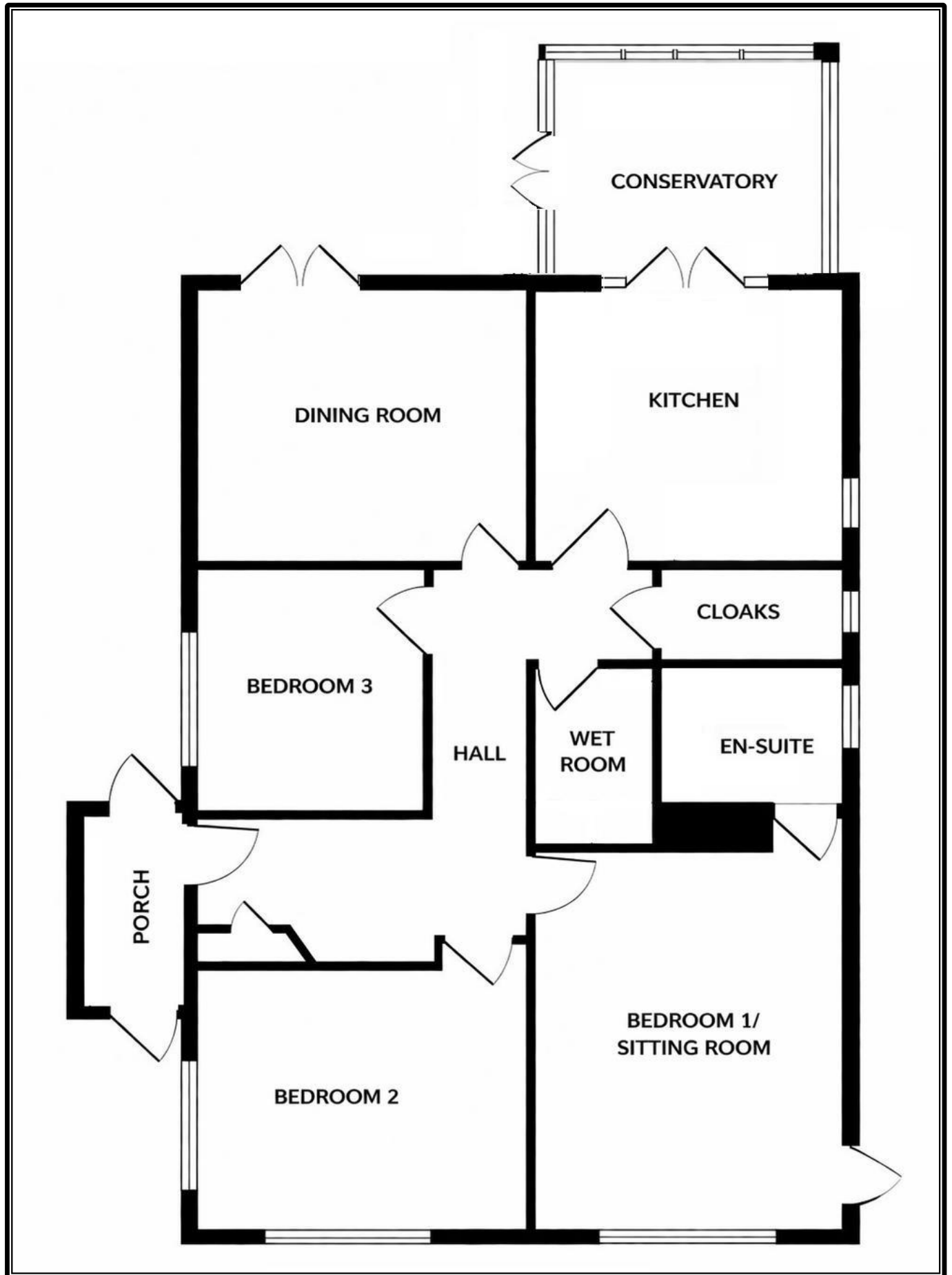
CLOAKROOM:

With low level W.C.; wash basin; 2 walls fully tiled; radiator.

OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN is a feature of the property, having a depth extending to some 90 ft with a width of approximately 28 ft or thereabouts. The area is laid predominantly to lawn bounded by a combination of lapped timber fencing plus matured trees and shrubs. A large composite decking adjoins the rear of the property, whilst at the bottom of the garden, behind picket fencing, is a further grassed area with 2 GARDEN STORES. Leading along the side of the property is a path, which in turn leads via a gateway to the FRONT GARDEN. This has been laid to gravel and provides OFF-STREET PARKING for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.