



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£299,500 Freehold

**23 Felpham Road Felpham
 , Bognor Regis, PO22 7DA**

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A **village location** in proximity to local shops, cafes and pubs with a short walk to the beach. This **unique 2 bed roomed Semi Detached Cottage** offers all of this together with privacy and security being set back from the road tucked behind other period properties. There is little to be seen from the road but it needs to be viewed to appreciate the effort invested over the years.

The cottage is well proportioned over both floors. A cosy lounge leads to a double glazed conservatory with heating and an insulated roof allowing it to be used all year round. It's a place to relax, dine or even exercise whilst overlooking the rear garden bordered by well-established shrubs which again offer privacy. **Gas fired central heating, UPVC double glazed windows, , cavity wall insulation , a Thermotec insulated conservatory roof and a boarded and insulated loft** are among the improvements made to this property.

Don't dismiss without viewing, contact **May's** to arrange an appointment..

ACCOMMODATION

Concealed Entrance with Gateway providing access to

KITCHEN: 13' 9" x 9' 6" (4.19m x 2.9m)

With uPVC framed double glazed double doors; range of floor standing timber faced drawer and cupboard units with roll edged worktop above and matching wall mounted cabinets over with lighting under; tiled splash backs; inset stainless steel sink; 'Rangemaster Professional' Range cooker with matching stainless steel hood over; ceramic tiled floor; ladder style heated towel rail; stained glass leaded light display cabinets; space and plumbing for automatic washing machine and dishwasher; further appliance space; archway access to:

LIVING ROOM: 16' 0" x 11' 6" (4.88m x 3.51m)

3 high output radiators; engineered oak strip flooring; satellite connection (subject to subscription); uPVC framed double glazed double doors to:

CONSERVATORY: 13' 6" x 10' 6" (4.11m x 3.2m)

Of uPVC framed double glazed construction on brick plinth having a Thermotec Insulated roof allowing year round usage ; 2 high output radiators; power and light; further doors to patio and garden.

FIRST FLOOR LANDING: Trap hatch to roof space with loft ladder to allow access to gas fired boiler; insulation and boarding; recessed ceiling lights.

BEDROOM 1: 13' 0" x 8' 6" (3.96m x 2.59m)

Fitted double wardrobe; double radiator; further shelved storage/airing cupboard; recessed ceiling lights.

BEDROOM 2: 9' 9" x 8' 8" (2.97m x 2.64m)

the former narrowing to 7'6 to face of double fitted wardrobe cupboards; radiator; recessed ceiling lights.

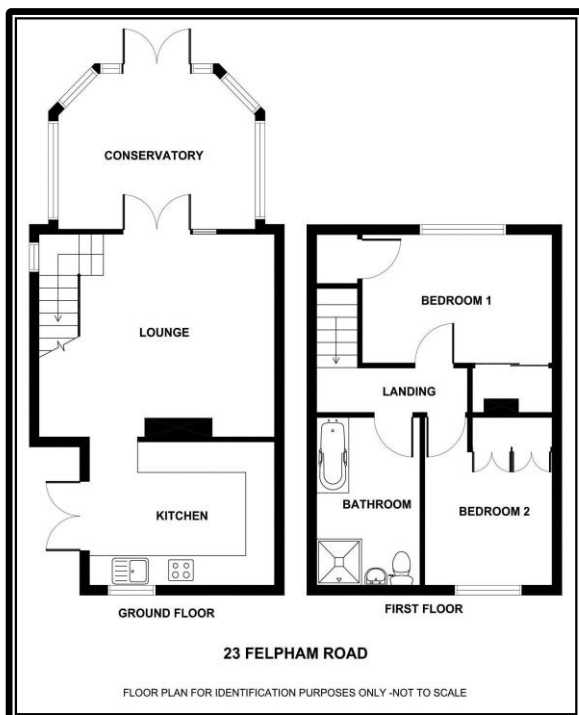
BATH/SHOWER/W.C.: 9' 9" x 7' 0" (2.97m x 2.13m)

Modern matching suite of panelled bath; wash basin inset in vanity unit with twin cabinets beneath; adjacent low level W.C. suite with concealed cistern; corner shower cubicle with 'Aqualisa' independent mixer, glazed screens and fully tiled surround; high output radiator; recessed ceiling lights.

OUTSIDE AND GENERAL

GARDENS:

The **Rear Garden** has been extensively landscaped taking advantage of the differing levels to provide a variety of 'zones', ranging from paved patio to raised timber decking, through shaped lawn to brick edged flower, rose and shrub borders. An Elford's shed complete with power and lighting has also been incorporated, with other outside lighting. The whole area has an average depth of some 35 ft and a width extending to approximately 33 ft. To the side of the property a crazy paved path flanked by Sussex flint wall topped by additional fencing for added privacy, provides access to the paved **COURTYARD**, with high fencing and lockable gate offering potential storage space for bikes, paddle boards, and kayaks



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.