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



9 Red Barn Crescent
Felpham, Bognor Regis,
PO22 8FB

£345,000 Freehold

www.maysagents.co.uk



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Is your family growing up? Are you looking for a step up the housing ladder to provide a bit more 'elbow room'? Then perhaps this **SEMI DETACHED HOUSE** might well fit the bill. Providing three bedrooms, including one with an en suite, along with a separate family bathroom. There is a spacious ground floor Kitchen/Family Room, as well as a separate Sitting Room providing that all important generational split if required. In addition, in this day of car ownership there is a large driveway providing guaranteed private **off street parking**. Add to all of this a larger than average **south facing garden** and one can see why this property might well suit the growing family. To see for yourself how this house measures up to your expectations, contact **May's** to arrange a viewing.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

radiator; door to:

CLOAKROOM:

close coupled W.C.; pedestal wash hand basin; radiator; extractor fan; door to:

LIVING ROOM: 16' 0" x 11' 10" (4.87m x 3.60m)
(Maximum Measurements) L shaped room; T.V. aerial; telephone point; radiator; door to:

KITCHEN/DINER: 15' 0" x 10' 2" (4.57m x 3.10m)
(maximum measurements over units) range of floor standing drawer and cupboard units having worktop; tiled splash backs and matching wall mounted cabinets above; inset stainless steel sink; electric oven; four burner gas hob with filter hood over; integrated fridge freezer; integrated slim line dishwasher; space and plumbing for automatic washing machine; cupboard housing gas fired boiler; radiator; understairs cupboard; double glazed double doors to rear garden.

F.F. LANDING:

trap hatch to roof space; radiator; cupboard.

BEDROOM 1: 11' 5" x 8' 7" (3.48m x 2.61m)

radiator; wardrobe recess; door to: EN-SUITE: close coupled W.C.; pedestal wash hand basin; fully tiled shower cubicle with glazed sliding screen; extractor fan; radiator.

BEDROOM 2: 10' 1" x 8' 7" (3.07m x 2.61m)

radiator.

BEDROOM 3: 8' 7" x 6' 3" (2.61m x 1.90m)

radiator.

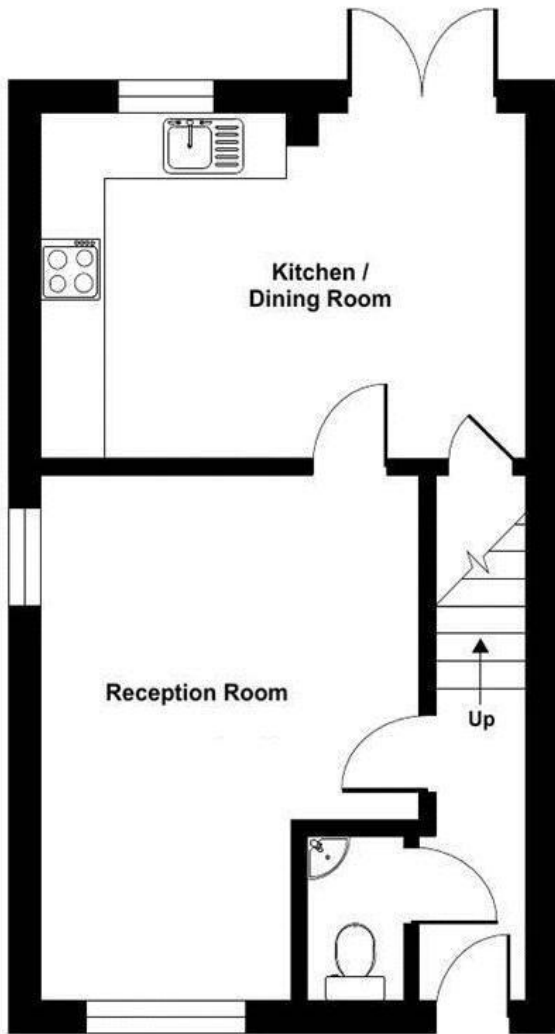
BATHROOM:

matching suite comprising of panelled bath with mixer tap and independent shower above; glazed screen; close coupled W.C.; pedestal wash hand basin; extractor fan; radiator.

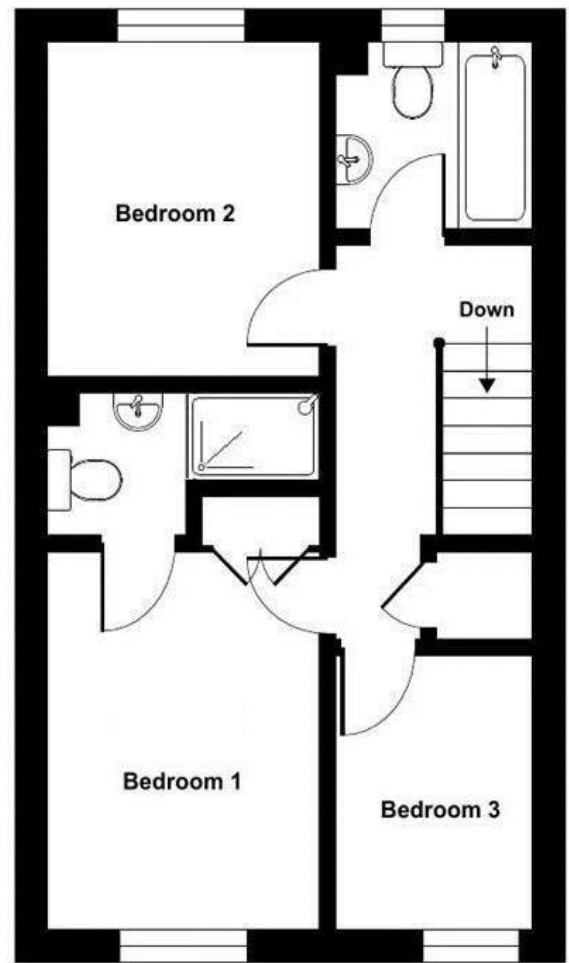
OUTSIDE AND GENERAL

GARDEN:

The REAR GARDEN measures approximately 50ft wide with a depth of some 45ft or thereabouts. The area has been laid to a combination of lawn, decking and a paved patio areas with an OUTBUILDING (16'4 x 12'4) having power and light. A side gate leads to the front driveway, providing parking for a number of vehicles.



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	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.