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Family Cottage Clyde Road

Felpham, Bognor Regis, PO22 7AH

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

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What a transformation! Once a somewhat neglected period seaside property, the current owners have extensively renovated and remodelled this **SEMI-DETACHED COTTAGE OF CHARACTER**, retaining its external charm whilst creating a stylish, contemporary interior. Considerable attention has been paid to both the quality of materials and workmanship throughout, with air conditioning throughout the property, combined with a Mechanical Ventilation and Heat Recovery (MVHR) system, underfloor heating and replacement double glazing providing year-round comfort. A high-specification kitchen and quality sanitary ware further complement the interior, whilst extensive improvements, including re-roofing, rewiring, replumbing, complete redecoration and internal remodelling, have brought this characterful cottage firmly into the 21st century.

Located less than 50 metres from the Beach and a 200 metre stroll to the village shops, the cottage combines superior presentation with convenience of situation. More comprehensive amenities are available in nearby Bognor Regis, whilst the area also enjoys easy access to Chichester, Worthing, Brighton and Portsmouth. The renowned sporting and social calendar at Goodwood provides a further attraction, whilst the mainline station at Bognor Regis offers services to London Victoria. So, if this sounds like a property that might suit your needs, contact **May's** to arrange an appointment to view and take the opportunity to enjoy the efforts that have been lavished on this cottage.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:
Understairs store cupboard housing meters; bronzed framed glazed fire door to:

SITTING ROOM: *15' 0'' x 11' 8'' (4.57m x 3.55m)*
(maximum measurements). T.V. aerial point; high speed internet point; fire surround with space for wood burning stove with granite hearth; double glazed sash windows.

DINING ROOM: *13' 4'' x 11' 5'' (4.06m x 3.48m)*
Bespoke too include drinks cabinet with marble worktop with drawer and cupboards beneath; further wine store with marble worktop and flanking cabinets; double glazed sash window; bronze framed glazed double fire doors to:

KITCHEN: *13' 8'' x 6' 9'' (4.16m x 2.06m)*
(maximum measurements over units). Range of floor standing drawer and cupboard units with marble worktop; matching splash backs; butler sink with mixer tap; two integrated dishwashers; eye level double oven; five burner gas hob with cooker hood over; integrated fridge freezer; double glazed stable door to side access; sliding pocket door to:

UTILITY ROOM: *8' 10'' x 6' 6'' (2.69m x 1.98m)*
(maximum measurements over units). Radiator; floor standing cupboard units with marble worktop and matching splash backs; integrated washing machine; butler sink; integrated wine fridge; cupboard housing gas fired combination boiler; sliding pocket door to:

SHOWER ROOM:
Designed as a Wet Room with fully tiled walls; rainfall shower head and handheld spray; W.C. with concealed cistern; wash hand basin; extractor fan.

F.F. LANDING:
Trap hatch to roof space; door to:

BEDROOM 1: *13' 4'' x 11' 6'' (4.06m x 3.50m)*
Linen cupboard; double glazed sash window; concealed pocket door to: WALK IN WARDROBE: with twin double wardrobes; concealed pocket door to: EN-SUITE: 9'8" x 7'0"(2.95m x 2.13m). Free standing "Lusso" bath with mixer tap and hand held shower attachment; walk in shower with glazed screen; rainfall shower head and hand held shower spray; close coupled W.C.; wash basin inset in vanity unit with twin cabinets beneath; extractor fan.

BEDROOM 2: *15' 1'' x 13' 0'' (4.59m x 3.96m)*
(maximum measurements into bay). Built in wardrobes; sliding pocket door to: W.C. with concealed cistern; wash basin; extractor fan.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN has been landscaped to provide ease of maintenance with brick paving leading to raised patio and pebble garden with raised beds.

GARDEN ROOM: *6' 10'' x 6' 6'' (2.08m x 1.98m)*
Extractor fan; power and light.


STORE
SHOWER RM
UTILITY
KITCHEN
DINING RM
CUPBOARD
LIVING RM
EN-SUITE
BEDROOM 1
W.C.
BEDROOM 2













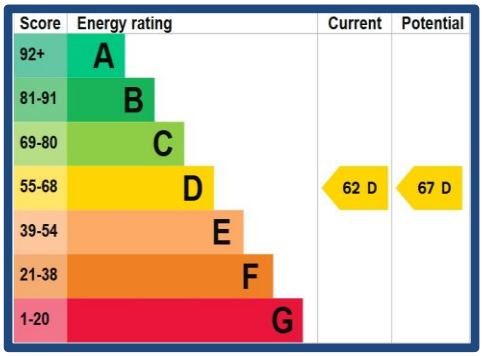

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