



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£399,950 Freehold**

**29 Flansham Lane Felpham  
 , Bognor Regis, PO22 6AE**

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Every estate agent knows it, and if they are honest, most applicants looking for property know it - you have to look inside a property to really decide if it is for you. External appearances are often deceptive. In the case of this **3 BEDROOM DETACHED HOUSE** the outside is very deceptive, even this estate agent was fooled into thinking it must be smaller than it really was !! **2 separate reception rooms, 3 double bedrooms, plus an ensuite**, all add up to a property worth looking at, so why not contact **May's** to arrange an appointment ? You too could be pleasantly surprised.

**ACCOMMODATION**

**COVERED PORCH:**

With ramp access to uPVC framed double glazed and leaded light door to:

**ENTRANCE HALL:**

High output radiator; telephone point; under stairs storage cupboard.

**CLOAKROOM:**

W.C.; wash basin with tiled splash back; high output radiator.

**SITTING ROOM:** 17' 2" x 13' 3" (5.23m x 4.04m)

(maximum) narrowing to 11'8"; high output radiator; T.V. aerial point; glazed double doors to:

**DINING ROOM:** 9' 9" x 9' 7" (2.97m x 2.92m)

high output radiator; T.V. aerial point; uPVC framed double glazed double doors to patio and garden, opening to:

**KITCHEN:** 11' 0" x 9' 8" (3.35m x 2.94m)

maximum measurements over units. Range of floor standing drawer and cupboard units with work top, tiled splash backs and matching wall mounting cabinets over; stainless steel sink; electric oven; electric hob with cooker hood over; appliance space; High output radiator; coved ceiling; uPVC framed double glazed door to patio and garden, door to garage.

**FIRST FLOOR:**

**BEDROOM 1:** 13' 3" x 13' 3" (4.04m x 4.04m)

high output radiator; T.V. aerial point; telephone point; door to en~suite shower with fully tiled walls, glazed cubical having independent mixer, pedestal wash basin; W.C.; high output radiator.

**BEDROOM 2:** 11' 0" x 9' 8" (3.35m x 2.94m)

the former into sloping ceiling; high output radiator; velux window.

**BEDROOM 3:** 9' 9" x 9' 6" (2.97m x 2.89m)

the former into sloping ceiling, high output radiator; velux window.

**BATHROOM/W.C.:**

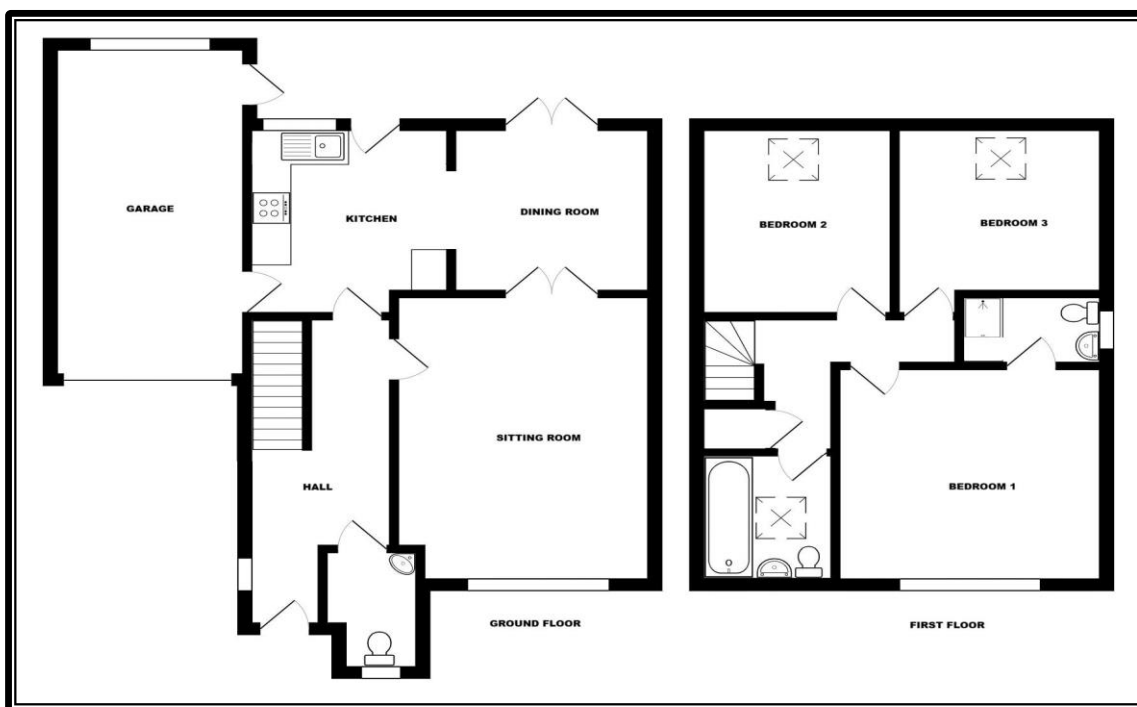
panelled bath with mixer tap, pedestal wash basin; W.C.; high output radiator; fully tiled walls; velux window; cupboard housing gas fired combination boiler.

**ATTACHED GARAGE:** 20' 0" x 8' 3" (6.09m x 2.51m)

With metal up and over door plus personal door to rear

**GARDENS:**

Rear garden: Having a width extending to approximately 34 ft and a maximum depth of some 26 ft or thereabouts, the area is currently laid to a combination of paved patio and lawn; whilst to one side of the house is a concrete pathway providing storage area and access via timber gate to front garden. This area has been laid to gravel to provide additional parking or turning area, with the driveway leading to the Garage.



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.