



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**2 Glynde Crescent**  
**Felpham, Bognor Regis, PO22 8HT**

**£325,000 Freehold**

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The 1960's were a prolific time for house building, with a massive surge in the supply of new homes. This **SEMI-DETACHED HOUSE** is one of those built during this period and has been in the same ownership for over 20 years bearing testament to its suitability as a long term family home. The property is ready for the next chapter of ownership where subtle improvements would reflect the character of the new owners. The property benefits from **gas fired central heating**, **uPVC framed double glazing**, a **garage and driveway** parking, plus a **south facing garden** and a **larger than average plot!!** If this is ticking your boxes, contact **May's** for an appointment to view.

## ACCOMMODATION

**composite door to:**

### ENTRANCE HALL:

radiator; door to:

**LIVING ROOM:** 15' 4" x 14' 1" (4.67m x 4.29m)  
(maximum measurements into bay) two radiators; T.V. aerial point; telephone point; open fireplace; opening to:

**DINING SECTION:** 9' 10" x 8' 7" (2.99m x 2.61m)  
radiator; understairs storage cupboard; double glazed double door to covered rear deck; opening to:

**KITCHEN:** 9' 10" x 8' 1" (2.99m x 2.46m)  
(maximum measurements over units) floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; tiled splash backs;

inset stainless steel sink; eye level double oven; four burner gas hob; space and plumbing for washing machine; further appliance space; double glazed door to covered rear deck.

### F.F. LANDING:

trap hatch to roof space.

**BEDROOM 1:** 13' 7" x 12' 0" (4.14m x 3.65m)  
(maximum measurements into bay) radiator; built in double wardrobe.

**BEDROOM 2:** 10' 0" x 10' 0" (3.05m x 3.05m)  
(plus door recess) radiator; range of fitted wardrobes; airing cupboard.

**BEDROOM 3:** 6' 10" x 6' 4" (2.08m x 1.93m)  
(plus door recess) radiator; cupboard above stairhead.

### BATHROOM:

part tiled walls with panelled bath; electric shower; pedestal wash hand basin; ladder style heated towel rail.

### SEPARATE W.C.:

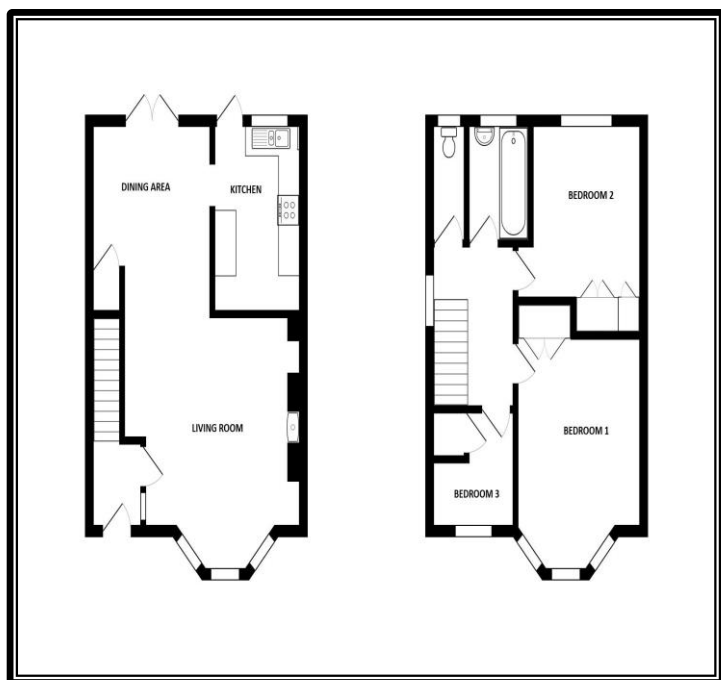
close coupled W.C.

## OUTSIDE AND GENERAL

### GARDENS:

The property sits on a larger than average plot with the REAR GARDEN facing roughly south and has been laid to a combination of shaped lawn and decking. There is access to both front and rear, with the rear access leading to Garage and driveway. The FRONT GARDEN has been laid to lawn.

**GARAGE:** 16' 0" x 8' 0" (4.87m x 2.44m)  
metal up and over door; power and light.



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.