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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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Situated within the desirable **SUMMERLEY PRIVATE ESTATE**, less than **200 METRES FROM THE BEACH**, this attractive **THREE BEDROOM DETACHED HOUSE** offers spacious and beautifully presented accommodation in a highly regarded coastal setting. The property has been fully modernised throughout, combining contemporary finishes with character features, whilst benefiting from double glazing and gas fired central heating. Particular features include the generous living accommodation, modern fitted kitchen and beautifully landscaped rear garden. With the additional benefits of ample off-road parking and garaging, this is a property that has much to offer. To fully appreciate the accommodation, setting and location, contact **May's** to arrange an appointment to view.

ACCOMMODATION

recessed porch door to:

ENTRANCE HALL:
herringbone wood block flooring; radiator; understairs store cupboard; glazed door to:

KITCHEN/DINER: *20' 9'' x 11' 4'' (6.32m x 3.45m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having wood block worktop and matching wall mounted cabinets over; inset sink; eye level double oven; "Neff" induction hob with cooker hood over; integrated dishwasher; radiator; opening to:

UTILITY AREA:
space for fridge freezer; space and plumbing for washing machine; radiator; door to garage; glazed door to:

LIVING ROOM: *27' 2'' x 21' 5'' (8.27m x 6.52m)*
Maximum measurements. An open plan, triple aspect room with herringbone woodblock flooring; radiators; feature recessed fireplace with open fire and sandstone hearth; double glazed bi-fold doors opening onto the patio and garden; Velux rooflights.

CLOAKROOM:
herringbone wood block flooring; part tiled walls; W.C. with concealed cistern; wash basin in vanity unit with cabinet beneath; radiator.

F.F. LANDING:
trap hatch to roof space; radiator; store cupboard; airing cupboard housing pressurised hot water cylinder with slatted shelving.

BEDROOM 1: *14' 2'' x 11' 6'' (4.31m x 3.50m)*
dual aspect room; radiator; fitted wardrobes; glazed door to: EN-SUITE: fully tiled walls with matching suite comprising panelled bath with mixer tap; shower cubicle with folding screen; his and hers sink set in vanity unit with cabinets beneath; close couple W.C.; shaver point; extractor fan.

BEDROOM 2: *11' 7'' x 11' 2'' (3.53m x 3.40m)*
dual aspect room; radiator.

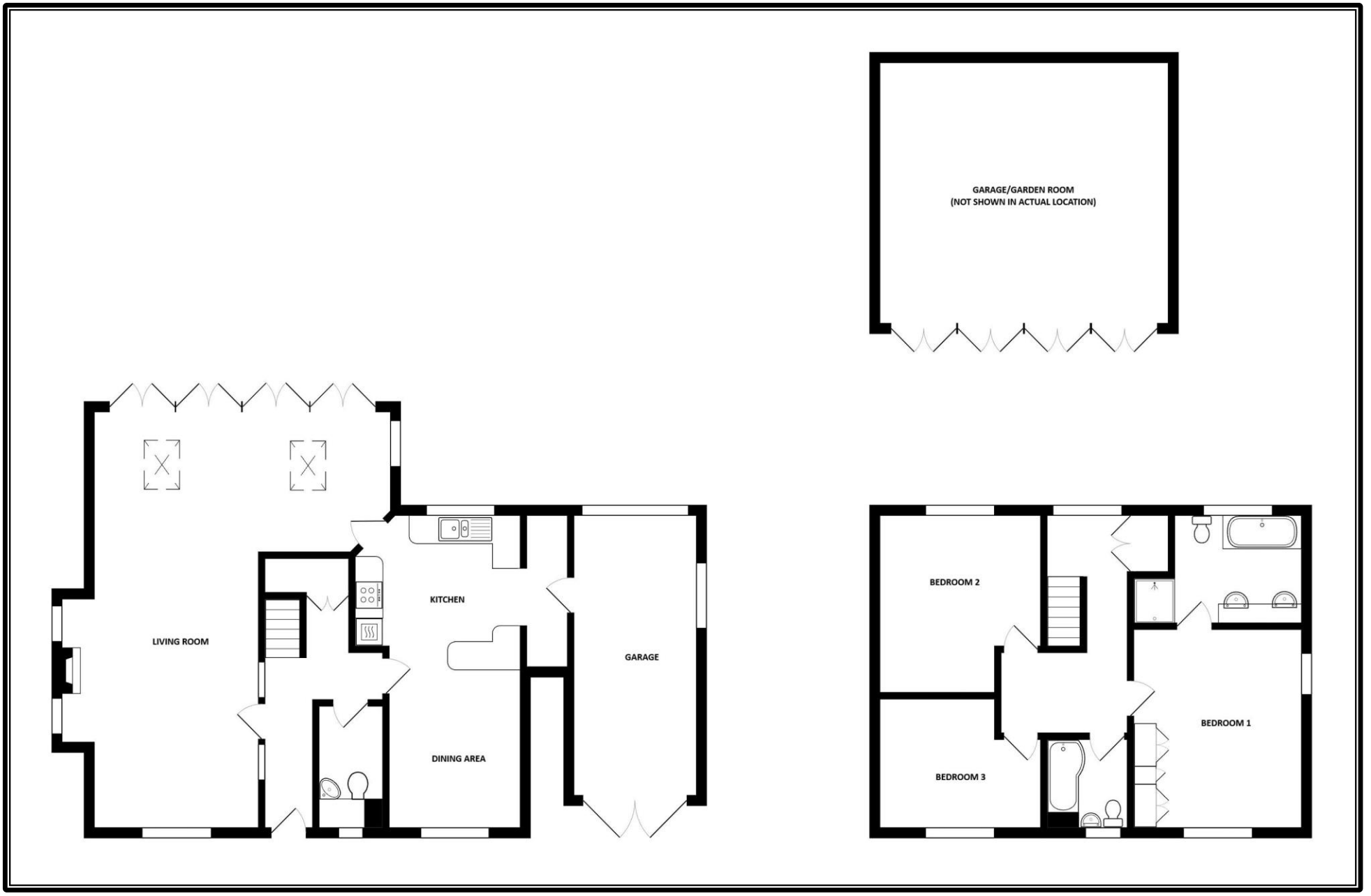
BEDROOM 3: *9' 7'' x 7' 5'' (2.92m x 2.26m)*
to face of fitted wardrobes; radiator.

FAMILY BATHROOM:
fully tiled walls; matching suite comprising of "P" shaped bath with mixer tap; independent shower mixer and glazed screen; wash basin; close coupled W.C.; shaver point; heated towel rail; extractor fan.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN is laid to a combination of patio and shaped lawn, with mature flower and shrub borders. A block paved driveway leads to: GARAGE/GARDEN ROOM: 20'10 x 18'0 (6.35m x 5.49m):With bi-fold doors; power and light. TIMBER GARDEN STORE: 15'10 x 9'0 (4.83m x 2.74m): Power and light. The FRONT GARDEN is laid with pea shingle and incorporates an 'in and out' driveway, providing parking for several vehicles.

GARAGE: *20' 0'' x 8' 10'' (6.09m x 2.69m)*
with barn doors to the front and electrically operated roller door to rear; power and light; utility meters and consumer unit; trap hatch to roof space.


GARAGE/GARDEN ROOM
(NOT SHOWN IN ACTUAL LOCATION)
LIVING ROOM
KITCHEN
GARAGE
DINING AREA
BEDROOM 2
BEDROOM 1
BEDROOM 3



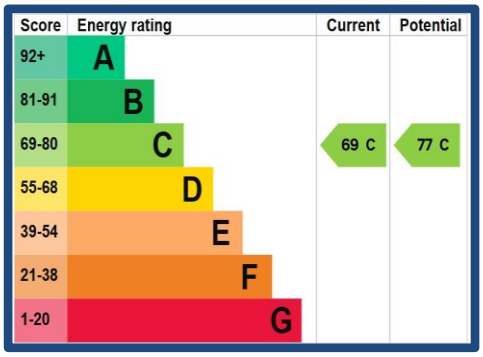












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www.maysagents.co.uk

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