

For a traditional, personal and professional service

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



**36 Minton Road**  
**Felpham, Bognor Regis,**  
**PO22 7JN**

**£525,000 Freehold**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

'Away to sweet Felpham, for Heaven is there/The Ladder of Angels descends thro' the air' or so said William Blake, the poet and mystic, a resident of the village (1800-1803). And whilst you may not find similar words of your own to describe the village today, it certainly has a atmosphere all of its own.

So whether you are trying to escape the "hurly burly" of the town or city, retiring, or looking for a better quality of life, or even a holiday home, you could do far worse than look at this EXTENDED AND DETACHED BUNGALOW having 3 bedrooms, bathroom and shower room plus south facing sun room and garden. Located on the private Beach Estate within 50 metres of the Promenade and the sea, with tennis court, garden refuse facility and residents management committee, this property has been in the same family's ownership since the early 1960's, surely proving its long term attraction. Add to this recently laid carpets, a replacement gas fired boiler and uPVC framed double glazing - the appeal continues !

From a facilities point of view, the area is served by the village centre of Felpham, some 1/4 of a mile away, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. Telephone May's for an appointment to view, this agent thinks it will be well worth your while !.

**ENTRANCE LOBBY:**

with door to:

**LIVING ROOM:** 18' 8" x 14' 10" (5.69m x 4.52m)

(Maximum overall measurements) plus bay. A triple aspect room, south east and west with fireplace having living flame gas fire (not tested); 3 radiators; uPVC framed double glazed double doors to Garden.

**INNER HALL:**

Trap hatch to roof space; radiator.

**KITCHEN:** 11' 0" x 9' 6" (3.35m x 2.89m)

(maximum measurements over units). Floor standing drawer and cupboard units with inset stainless steel sink, roll edged worktop and tiled splash backs; wall mounted cabinets; shelved larder cupboard; built in shelved store and broom cupboard; cupboard housing gas fired boiler; uPVC framed double glazed door to side; further door to:

**BEDROOM 3:** 9' 0" x 7' 0" (2.74m x 2.13m)

Radiator.

**BEDROOM 1:** 13' 0" x 12' 10" (3.96m x 3.91m)

into bay, narrowing to 10'10. Fitted twin double wardrobe cupboards; further shelved storage cupboards; radiator; door to:

**EN-SUITE BATHROOM/W.C.:** 8' 3" x 7' 6" (2.51m x 2.28m)

Matching suite of panelled bath having Triton electric shower, glazed screen and tiled surround; pedestal wash basin; low level W.C.; fitted dresser unit; radiator.

**BEDROOM 2:** 11' 4" x 11' 0" (3.45m x 3.35m)

the former into bay, and reducing to 9'10. Built in wardrobe cupboard; radiator.

**GARDEN ROOM:** 14' 6" x 10' 10" (4.42m x 3.30m)

Of uPVC framed double glazed construction on brick plinth with radiator; uPVC framed double glazed double doors to patio and garden.

**SHOWER ROOM/W.C.:**

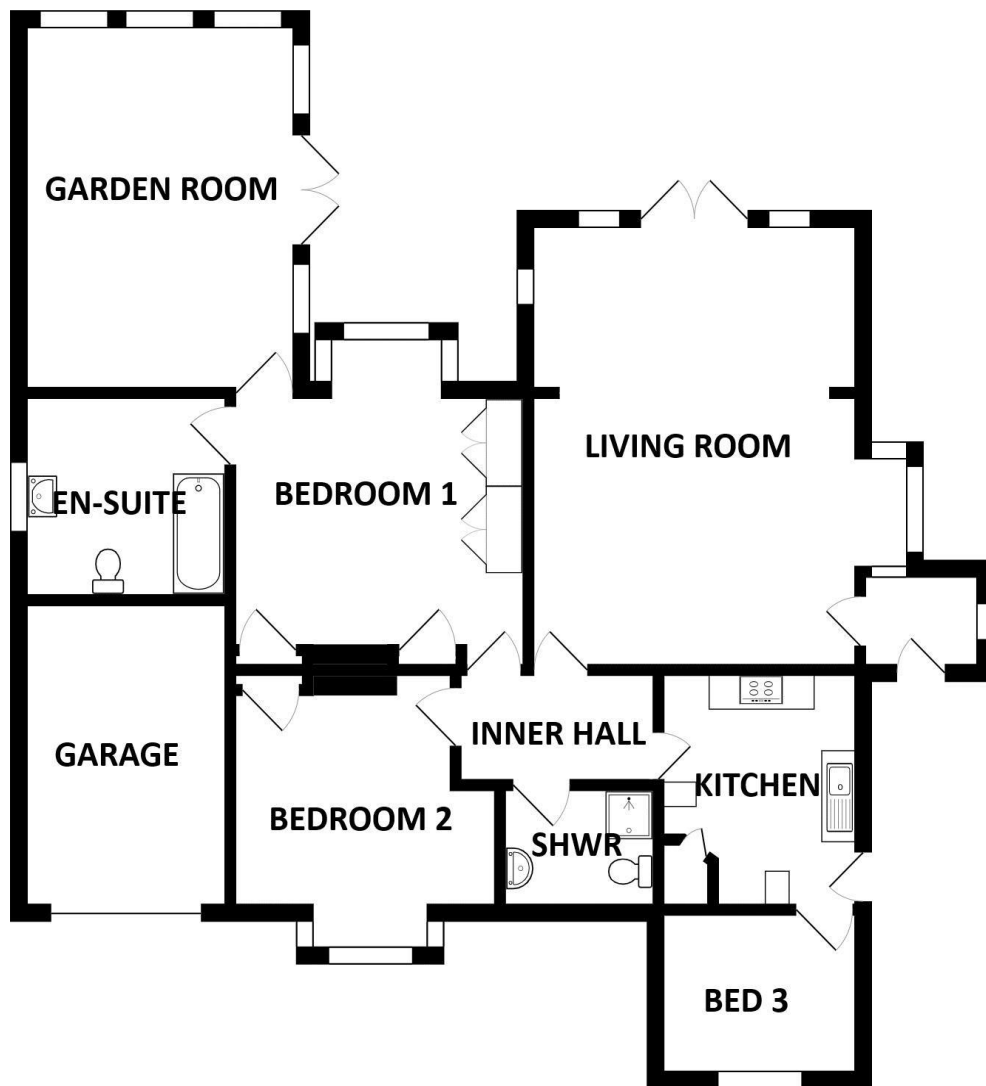
Fully tiled with modern suite of glazed shower cubicle; close coupled W.C. and pedestal wash basin; heated towel rail.

**GARDENS:**

the **REAR GARDEN** faces south and has a maximum depth of some 53 ft and a width extending to approximately 45 ft. The area is laid principally to lawn with well stocked shrub borders surrounded by lapped timber fencing. A path leads along the side of the property to: The **FRONT GARDEN** which is again laid to lawn with concrete driveway to:

**GARAGE:** 15' 8" x 8' 0" (4.77m x 2.44m)

With metal up and over door; power and light; high level storage cupboards.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website  
[www.maysagents.co.uk](http://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.