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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

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The Property Ombudsman

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What attracts people to Felpham ? Some came here for holidays when they were young, some happen upon the village when meandering along the coast road, and some are introduced by friends. Some move back on retirement, and some move just because the prices are right !! But whatever the reason most people, when they get here, like to stay. They appreciate the sea, the air and the flat coastal plain. They appreciate the local leisure activities, the proximity of the larger towns and of course the Downs.

If you want to "taste" the character of Felpham why not look at this **DETACHED CHALET STYLE COTTAGE**, located and the end of this cul-de-sac less than 150 meters from the beach. This timber framed property has undergone a comprehensive programme of improvement by the current owners. This has included, full modernisation of the interior including **gas fired central heating and uPVC framed double glazing** , plus the conversion of the loft to create additional accommodation. So if you want to live in the centre of the village either permanently or perhaps find a holiday retreat, contact **May's** for an appointment to view

ACCOMMODATION

ENTRANCE HALL:

KITCHEN: *11' 10'' x 8' 0'' (3.60m x 2.44m)*
Range of floor standing drawer and cupboard units with roll edge worktop above, inset stainless steel sink, integrated electric oven with four burner gas hob over and filter hood above; space and plumbing for dishwasher and washing machine; further appliance space; breakfast bar; double glazed door to rear garden.

LIVING ROOM: *14' 8'' x 10' 10'' (4.47m x 3.30m)*
A double aspect room south and east; glazed door to:

SUN LOUNGE: *15' 9'' x 6' 0'' (4.80m x 1.83m)*
Of uPVC framed double glazed construction; double glazed sliding door to garden

G.F. BEDROOM 2: *10' 0'' x 8' 9'' (3.05m x 2.66m)*

G.F. BEDROOM 3: *8' 10'' x 6' 1'' (2.69m x 1.85m)*
(Maximum measurements)

BATHROOM:
Matching suite comprising panel bath with shower over; wash basin in vanity unit with twin cabinet beneath; W.C. with concealed cistern; ladder style heated towel rail; extractor fan.

FIRST FLOOR LANDING
With access to eaves storage.

BEDROOM 1: *12' 2'' x 11' 4'' (3.71m x 3.45m)*
With sea view and access to eaves storage.

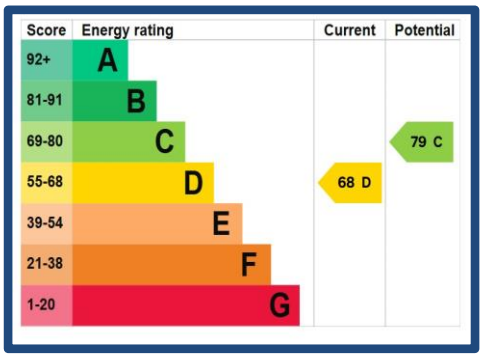
BATHROOM:
Roll top bath with mixer tap and hand held shower attachment; close coupled W.C.; pedestal wash hand basin.

OUTSIDE AND GENERAL

GARDENS:
The front garden has been paved for easy maintenance with gates leading alongside the property to the rear garden which is roughly south facing with a depth approaching 40ft and a width of some 40ft or thereabouts. The area is laid principally to lawn with flower and shrub borders plus paved patio adjoining the cottage.

DETACHED GARAGE: *16' 0'' x 8' 0'' (4.88m x 2.44m)*
Of concrete sectional construction; personal door to side; adjacent concrete hard standing providing additional off-street parking

SUN LOUNGE
LIVING ROOM
KITCHEN
BATH
BEDROOM 2
BEDROOM 3
BEDROOM 1
BATHROOM



More photographs may be available on our website
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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.