

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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**£350,000 Freehold**

**30 Normans Drive**  
**Felpham, Bognor Regis, PO22 8LW**

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Are you looking for an opportunity to imprint your own personality on a property ? An opportunity to improve on a solid base where cosmetic modifications will go a long way to creating your own atmosphere. Well this **TRADITIONAL STYLE DETACHED BUNGALOW** might well fit the bill. Located near the head of an established cul-de-sac, the property features a full width **DOUBLE GLAZED CONSERVATORY**, and a **south/east** facing landscaped rear garden. Offered for sale with **gas fired central heating and uPVC framed double glazing** the property also has a Garage plus two Timber Garden Stores. To find out whether this bungalow is for you, why not call **May's** for an appointment to view - this could be your chance to create something special.

**Directions:** From May's village centre office proceed north to the traffic lights and left into Felpham Way. Take the first left into Firs Avenue then first exit at the roundabout into New Barn Lane following this where it branches left into Normans Drive.

**ACCOMMODATION**

**PORCH:**

Of uPVC framed double glazed construction with leaded light double glazed door to:

**ENTRANCE HALL:**

Radiator; trap hatch with loft ladder to roof space; airing cupboard.

**SITTING ROOM:** 13' 0" x 12' 4" (3.96m x 3.76m)

A double aspect room with central feature fireplace surround; TV aerial point; radiator; glazed panelled double doors to Conservatory.

**KITCHEN:** 10' 8" x 8' 10" (3.25m x 2.69m)

(maximum measurements over units). Range of drawer and cupboard units with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated

electric oven and microwave with 4 burner gas hob having cooker hood over; space and plumbing for washing machine and dishwasher; uPVC framed double glazed door to:

**CONSERVATORY:** 21' 0" x 8' 0" (6.40m x 2.44m)

Running the full width of the property and of uPVC framed double glazed construction on brick plinth with radiator and twin double doors to patio and Garden.

**BEDROOM 1:** 14' 0" x 10' 6" (4.26m x 3.20m)

the former into wide bay the latter narrowing to face of fitted wardrobes and dressing table; radiator.

**BEDROOM 2:** 10' 9" x 10' 6" (3.27m x 3.20m)

Radiator.

**BEDROOM 3:** 9' 6" x 7' 10" (2.89m x 2.39m)

Radiator.

**BATHROOM/W.C.:**

Fully tiled having panelled bath with electric shower unit, curtain and rail; wash basin inset in vanity unit with storage beneath; low level W.C.; shaver point; fitted medicine cabinet; extractor fan; heated towel rail.

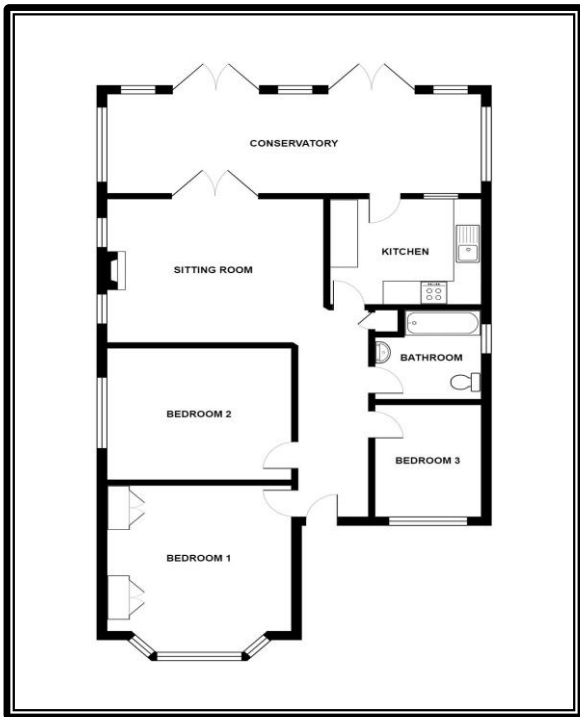
**GARAGE:** 15' 4" x 8' 4" (4.67m x 2.54m)

With electrically operated roller door; power and light; gas and electric meters; personal door to rear.

**GARDENS:**

The REAR GARDEN faces roughly south/east and is sub-divided into three distinct areas. The area immediately adjoining the bungalow is laid to a raised paved patio, with steps leading to a formal lawned area surrounded by matured shrub borders with a box hedge providing separation to a further paved area having rustic trellis arch and ivy clad pergola. TWO TIMBER GARDEN STORES sit on the raised patio, whilst a path leads along the side to the: FRONT GARDEN which has been mainly paved to provide driveway access to the Garage and additional parking for a number of vehicles.

Agents Notes: The boiler is not currently in working order and will need repairing or replacing.



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.