

For a traditional, personal and professional service

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



4 The Old Stables
Felpham, Bognor Regis,
PO22 7NR

£385,000 Freehold

www.maysagents.co.uk



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“The villagers of Felpham are not meer Rustics, they are polite and modest. The sweet air and the voices of the winds trees and birds and the odours of the happy ground make it a dwelling for immortals.” Thus said William Blake (1757-1827) and if it’s good enough for him.....!! Somewhat later in the 1980’s, renowned local builders, Seawards, obviously recognised similar attractions and built a village centre development along the lines of a traditional street scene - of which this **MEWS STYLE COTTAGE** forms part. Offered for sale with the benefits of **gas fired central heating by radiators, uPVC framed double glazing** and the added functionality of a ground floor Cloakroom, this property is certainly fit for someone aspiring to become a ‘not meer Rustic’ ! Internal inspection is recommended to fully appreciate the size and layout and presentation of the accommodation. So telephone **May’s** to make an appointment - you may well be impressed.

ACCOMMODATION

COVERED PORCH:

With composite door to:

ENTRANCE HALL: *14' 6" x 5' 0" (4.42m x 1.52m)*
increasing to 7'0". Meter cupboard; radiator;
understairs storage cupboard.

CLOAKROOM:

Low level suite; wash basin in vanity unit; radiator.

KITCHEN/BREAKFAST ROOM: *15' 9" x 10' 3" (4.80m x 3.12m)*

maximum measurements over units and narrowing to 8'3" in Breakfast Section. Range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine and dishwasher; integrated electric oven with ceramic hob plus cooker hood over; wall mounted gas fired boiler; radiator; door to:

DINING ROOM: *11' 6" x 8' 3" (3.50m x 2.51m)*

Radiator; double glazed sliding door to patio and Garden; archway opening to:

SITTING ROOM: *15' 6" x 10' 9" (4.72m x 3.27m)*

the former into bay and reducing to 13'4". Feature brick fireplace surround with brick hearth; TV aerial point; fitted storage cabinet; wall light points; radiator; door to Hall.

FIRST FLOOR LANDING:

With trap hatch to roof space with loft ladder and light; double airing cupboard.

MASTER SUITE:

Comprising:

BEDROOM: *11' 4" x 9' 6" (3.45m x 2.89m)*

Double built in wardrobe cupboard; radiator; archway opening to:

DRESSING ROOM: *7' 10" x 7' 0" (2.39m x 2.13m)*

Radiator; door to Landing.

EN-SUITE BATHROOM:

Matching suite of panelled bath with fully tiled surround and shower mixer; pedestal wash basin; low level W.C.; radiator; extractor fan.

BEDROOM 2: *9' 10" x 9' 6" (2.99m x 2.89m)*

Double built in wardrobe cupboard; radiator.

BEDROOM 3: *8' 8" x 6' 6" (2.64m x 1.98m)*

Radiator.

BATHROOM/W.C.:

Matching suite of panelled bath with fully tiled surround, mixer tap and hand held shower attachment; low level W.C.; pedestal wash basin; radiator; shaver/light point.

OUTSIDE AND GENERAL

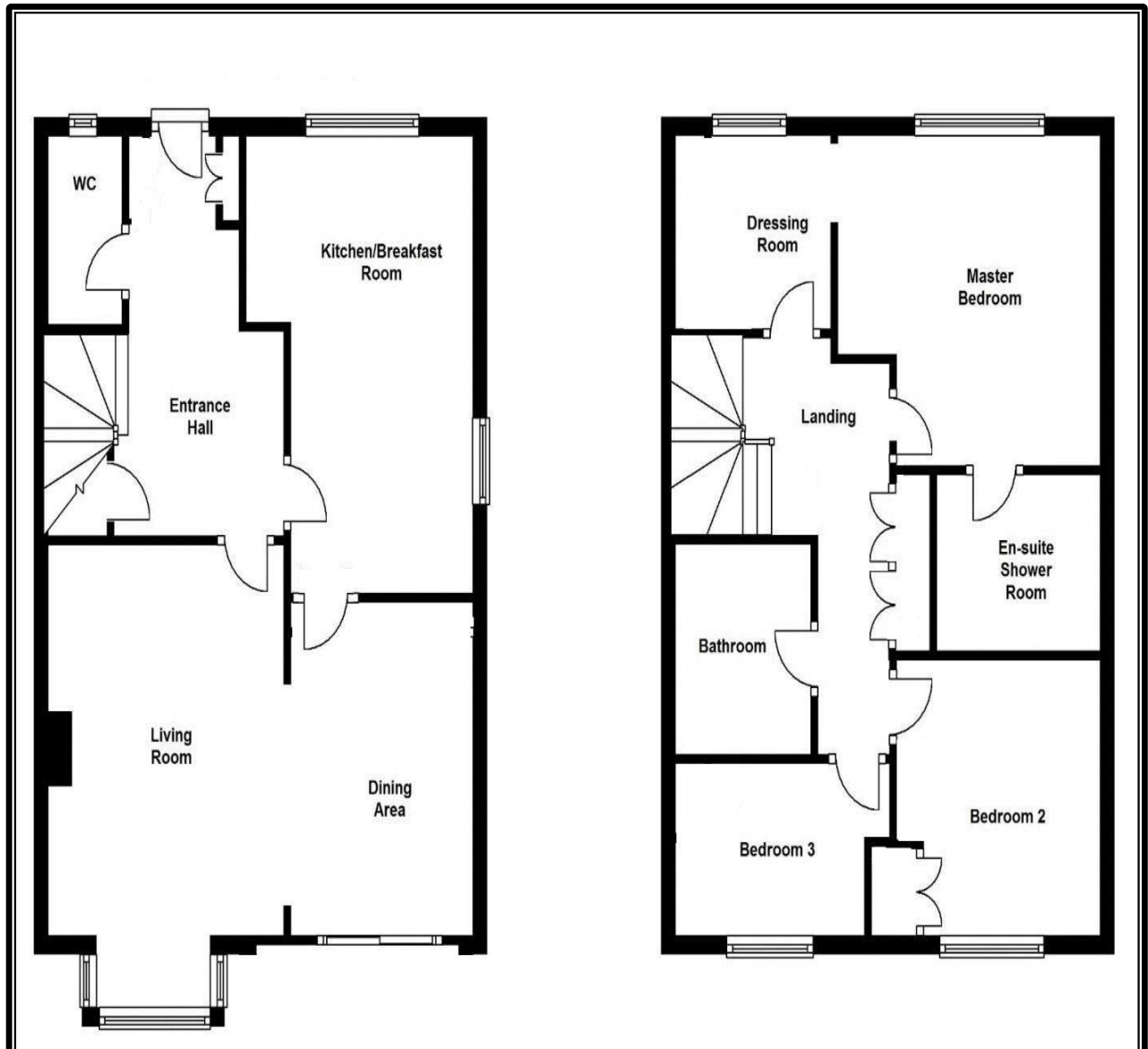
GARDENS:

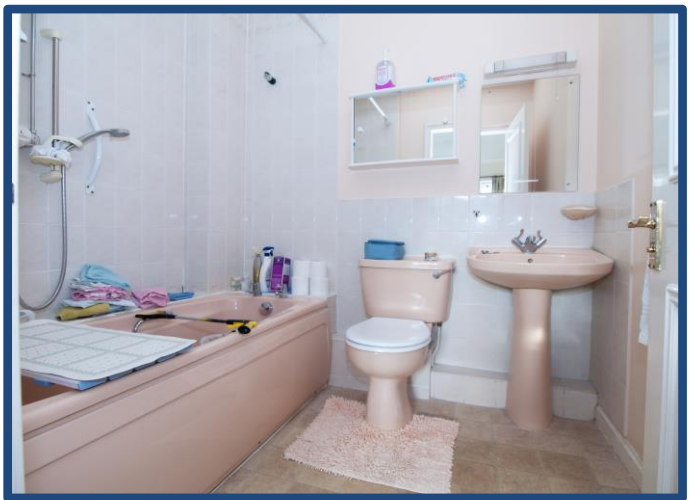
The REAR GARDEN faces roughly west and has an average depth extending to 25 ft and a width of some 20 ft, with the area being laid to a combination of lawn, patio and gravelled bed. The garden is enclosed by lapped timber fencing with a gateway providing access to the Garage compound via a footway. The FRONT GARDEN is paved.

GARAGE: 16' 3" x 8' 4" (4.95m x 2.54m)

Located in nearby compound and with double side hung metal doors. Possible loft storage space.

Directions: From May's village centre office cross the road to Grassmere Close and follow this to the end where it merges into Old Stables.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.