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



**30 Stanmore Gardens**  
**Aldwick, Bognor Regis,**  
**PO21 3AS**

**£365,000 Freehold**

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Every so often this estate agent happens upon property where, in his opinion, the architects and planners have got it "just right". They have seen a need and provided a suitable solution to that void. Here in Stanmore Gardens, the writer feels that this development of **COTTAGE STYLE HOUSES** fulfils the requirements of a variety of occupiers from the professional couple through to the retirement market, whilst retaining the almost ageless elements of charm, character and style. Located in this small cul-de-sac, within 200 yards of the One Stop convenience store with nearby access to the beach, this **END TERRACE COTTAGE** has been comprehensively modernised by the present owner, including **replacement Kitchen and sanitary ware** and is now offered in 'ready to move into' condition, **with gas fired central heating and uPVC framed double glazing**. With a **south facing rear garden** this is a property well worth inspection, so why not contact **May's** to arrange an appointment today?

## ACCOMMODATION

### ENTRANCE HALL:

Radiator; door to:

### CLOAKROOM:

With close coupled W.C.; wash basin; heated towel rail; porthole window.

### KITCHEN: 10' 2" x 8' 9" (3.10m x 2.66m)

(maximum measurements over units). Modern range of floor standing drawer and cupboard units with laminate worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated appliances incorporating washing machine, dishwasher; double electric oven, ceramic hob with cooker hood over, plus fridge and freezer; cupboard housing gas fired boiler.

### SITTING ROOM: 17' 6" x 16' 8" (5.33m x 5.08m)

the former narrowing to 12'10" to chimney breast. Central timber fireplace surround with fitted electric fire; radiator; understairs storage/meter cupboard; archway opening to:

### DINING ROOM: 10' 7" x 6' 10" (3.22m x 2.08m)

Radiator; uPVC framed double glazed door to patio and Garden.

### LANDING:

With trap hatch to roof space having loft ladder and light; linen cupboard.

### BEDROOM 1: 12' 0" x 9' 9" (3.65m x 2.97m)

Double built in wardrobe cupboard; radiator.

### BEDROOM 2: 10' 9" x 10' 0" (3.27m x 3.05m)

Double built in wardrobe cupboard; radiator.

### BEDROOM 3: 8' 8" x 7' 2" (2.64m x 2.18m)

Radiator.

### SHOWER ROOM/W.C.:

Modern matching suite of fully tiled shower cubicle with independent mixer and glazed sliding door; range of fitted furniture incorporating close couple W.C. plus wash basin in vanity unit; heated towel rail; shaver point.

## OUTSIDE AND GENERAL

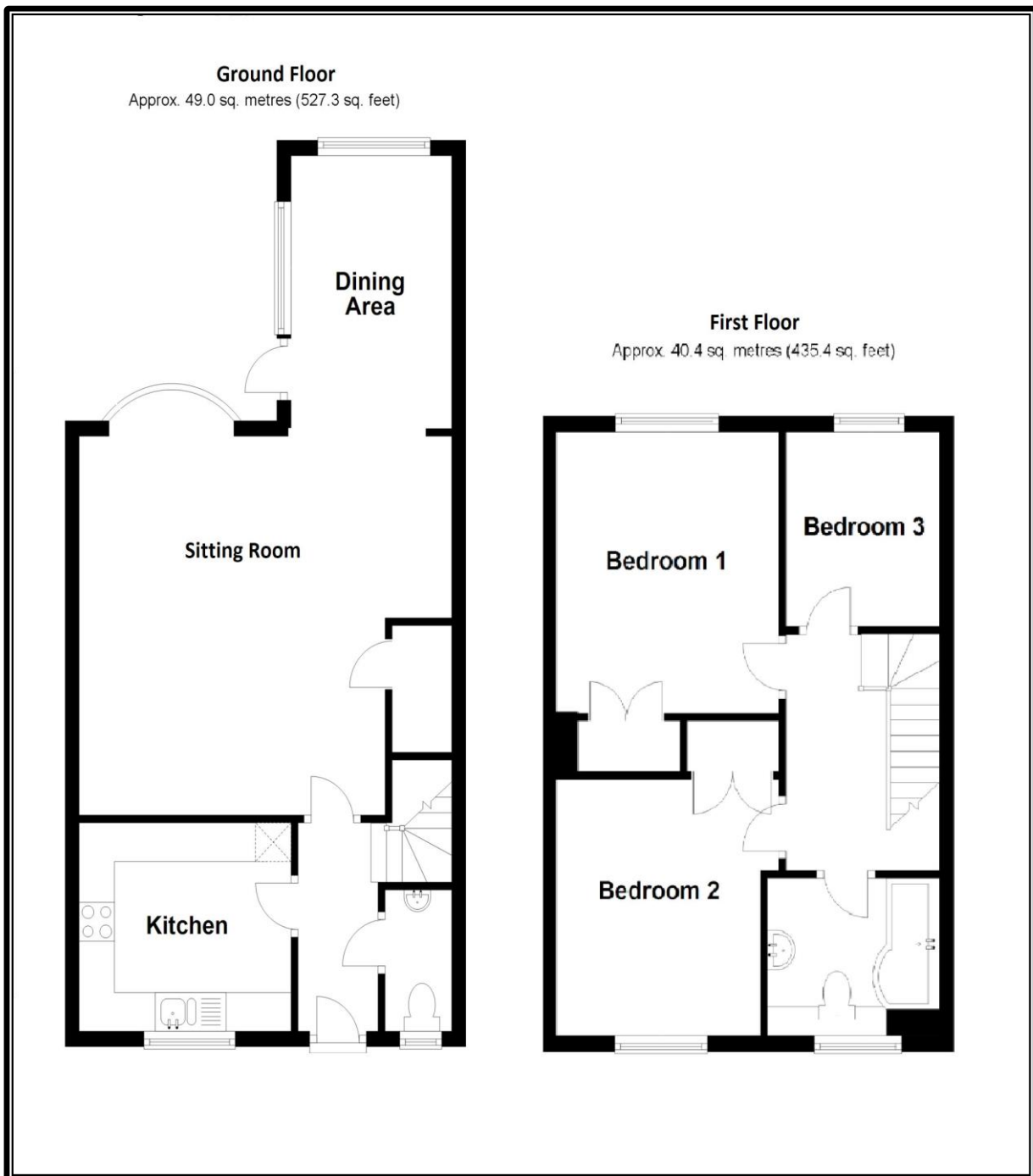
### GARDENS:

The REAR GARDEN faces roughly south and has a maximum depth of some 35 ft with a width of approximately 17 ft with a secondary area measuring approximately 17' x 13'0". The former area is laid to a combination of paved patio and shaped lawn with flower, rose and shrub border all enclosed by lapped timber fencing. The secondary area has been utilised for storage with TIMBER GARDEN SHED plus bin storage space and gateway access to the Garage compound. The FRONT GARDEN is of open plan design, laid mainly to lawn.

### COMPOUND GARAGE: 17' 9" x 8' 6" (5.41m x 2.59m)

With power and light plus metal up and over door.

**Directions:** From the Pier proceed westwards along the Esplanade to the traffic lights. Turn left back to the sea and follow Marine Drive until it merges with Fish Lane. Just before the roundabout, take the left into Stanmore Gardens where the property will be seen at the head of the cul-de-sac.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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