

For a traditional, personal and professional service

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



3 North Way
Felpham, Bognor Regis,
PO22 7BS

Offers in the Region Of £365,000

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For many, a property in the heart of Felpham village is a priority. The proximity of the sea, local shopping facilities, and the flat coastal plain all contribute towards the many attributes of this village. This particular **DETACHED 3 BEDROOM BUNGALOW** is just such a property, occupying a convenient position within 400 yards of the beach and village centres, whilst a similar distance to the Leisure Centre with its range of varied activities and swimming pool, slightly further are the primary and secondary schools. More comprehensive facilities are found in Bognor Regis town centre some 1.5 miles to the west. Built in a traditional style, the property benefits from a **replacement kitchen and shower room**; well worth an internal inspection, appointments can be made through **May's**.

ACCOMMODATION

uPVC framed double glazed door to:

BEDROOM 1: 12' 2" x 11' 2" (3.71m x 3.40m)

two radiators; wall light point.

ENTRANCE PORCH: 6' 3" x 5' 0" (1.90m x 1.52m)

Electric heater; further glazed panelled door to:

BEDROOM 2: 12' 0" x 7' 9" (3.65m x 2.36m)

narrowing to period style tiled fireplace; radiator.

LIVING ROOM: 14' 4" x 14' 0" (4.37m x 4.26m)

(the former reducing to 11'3). A double aspect room with central fireplace feature; two radiators; T.V. aerial point; door to:

DINING ROOM/BEDROOM 3: 12' 0" x 7' 10" (3.65m x 2.39m)

double radiator; telephone extension point.

INNER LOBBY:

trap hatch to roof space; having loft ladder; light and part boarding (offering potential to extension subject to the necessary consents).

SHOWER ROOM/W.C.:

Wash hand basin inset in vanity unit with twin cabinet beneath; W.C. with concealed cistern; shower with glazed screen; tiled walls; radiator.

KITCHEN: 13' 0" x 11' 8" (3.96m x 3.55m)

(maximum measurements for "L" shape) with range of floor standing drawer and cupboard units having woodblock worktop above; tiled splash backs and wall mounted cabinets; shelved recess with further adjacent cupboards and electric meters; double radiator; wall mounted gas fired combination boiler providing central heating and domestic hot water; eye level electric oven; electric hob; inset sink; opening to:

OUTSIDE AND GENERAL

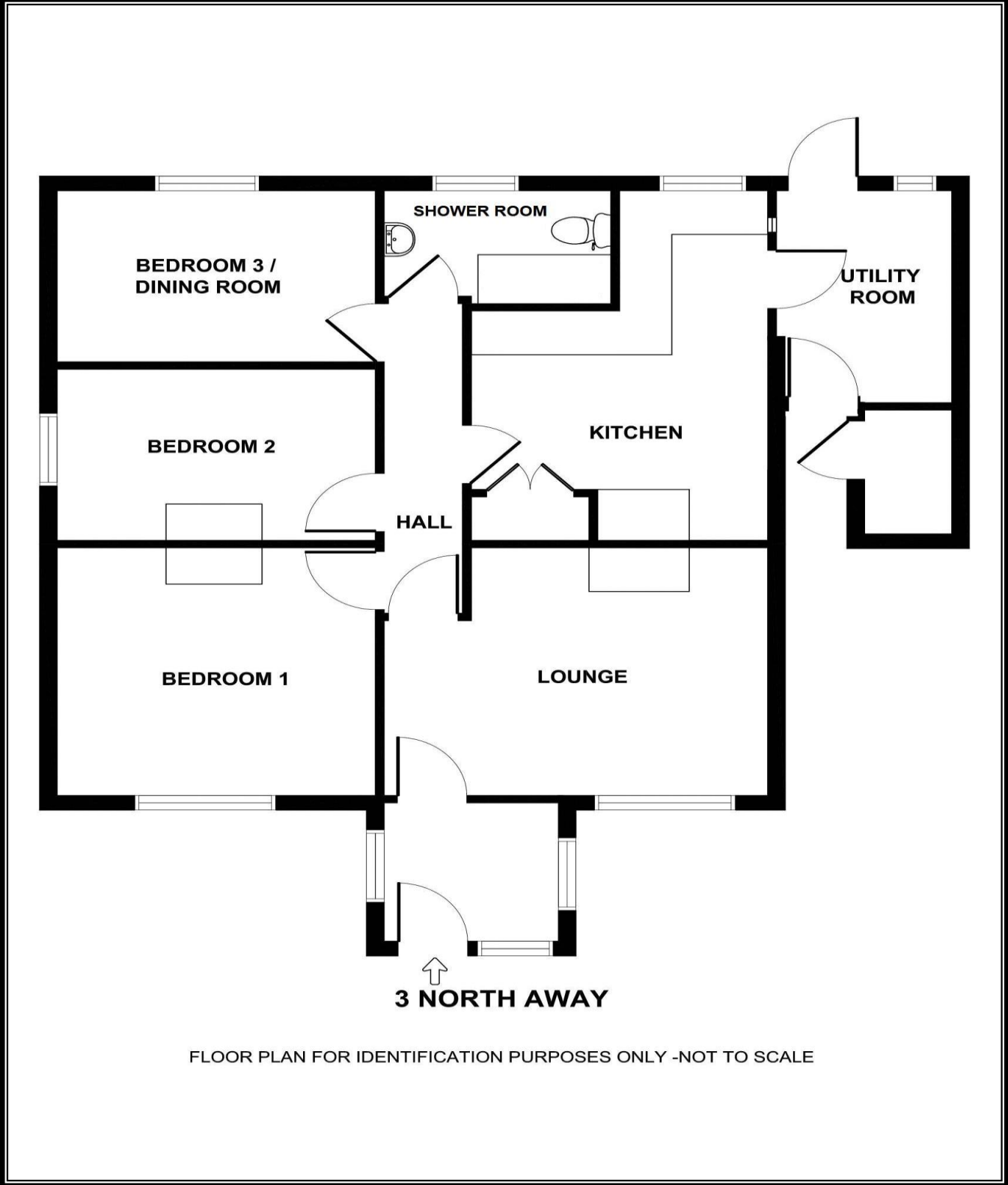
GARDENS:

The REAR GARDEN faces roughly west and is of irregular shape with the width at the property approaching 36ft and an average depth of some 25ft or thereabouts. The area is laid principally to shaped lawn with surrounding flower and shrub borders, timber garden store. To the side of the property is a paved path leading to the FRONT GARDEN which has a depth approaching 65ft again laid to shaped lawn with flower and shrub borders, the lawn bisected by a paved path leading to the entrance porch.

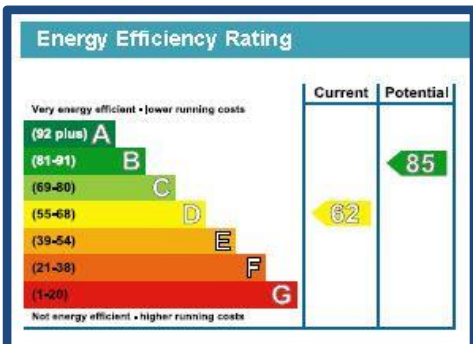
UTILITY LOBBY: 9' 8" x 6' 8" (2.94m x 2.03m)

(maximum measurements) with space and plumbing for automatic washing machine and dishwasher; further appliance space; power and light; doors to front and rear.

Directions: From May's village centre office, proceed towards Bognor Regis taking the first turning right into Links Avenue, following this to the cross roads and across into North Way.



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



More photographs may be available on our website
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.