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



**30 Broom Field Way**  
**Felpham, Bognor Regis,**  
**PO22 8AQ**

**£359,950 Freehold**

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Originally billed as 'The Deverell' this **3 STOREY END TERRACE TOWN HOUSE** forms part of the Blakes Mead estate built some 10 years ago and situated on the outskirts of the village of Felpham. Offering the benefits of modern building techniques and energy efficiency, the property boasts **gas fired central heating, cavity insulation and uPVC framed double glazing**. Elsewhere on the estate you will find a convenience store with Post Office, Community Centre and playing fields, whilst Bognor Regis town centre with its railway station and further amenities lies some 2.5 miles to the west. To appreciate the property to its full extent contact **May's** for an appointment to view, after all you can't tell a book from its cover !

#### ACCOMMODATION

**double glazed door to:**

#### ENTRANCE HALL:

radiator; telephone point.

#### SEPARATE W.C.:

close coupled W.C.; pedestal wash hand basin; 'Potterton' gas fired boiler.

**KITCHEN/DINING ROOM:** 27' 8" x 12' 5" (8.43m x 3.78m)

narrowing to 9'1. **KITCHEN SECTION:** range of floor standing drawer and cupboard units with roll edge worktop above; matching upstands; wall mounted cabinets over; inset stainless steel sink; four burner gas hob with extractor hood over; eye level double oven; integrated appliances of fridge/freezer, dishwasher, washing machine; radiator. **DINING SECTION:** breakfast bar; T.V. aerial point; telephone point; under stairs storage cupboard; radiator; double glazed double doors to rear garden.

#### F.F. LANDING

radiator.

**SITTING ROOM:** 15' 5" x 10' 5" (4.70m x 3.17m)

dual aspect room with twin 'Juliet Balcony's'; radiator; telephone point; T.V. aerial point.

**STUDY/BEDROOM 3:** 12' 5" x 10' 5" (3.78m x 3.17m)

radiator; cupboard housing pressurised hot water system

#### BATHROOM:

part tiled walls; matching suite comprising panelled bath with mixer tap and hand held shower attachment; pedestal wash hand basin; close coupled W.C.; radiator; extractor fan.

#### 2ND FLOOR LANDING

radiator.

**BEDROOM 1:** 12' 5" x 10' 8" (3.78m x 3.25m)

plus door recess of 6'. built in wardrobes; radiator; T.V. aerial point; telephone point; trap hatch to roof space with loft ladder. **EN-SUITE:** part tiled walls; shower cubicle; pedestal wash hand basin; close couple W.C.; shaver point; extractor fan; radiator.

**BEDROOM 2:** 12' 5" x 9' 1" (3.78m x 2.77m)

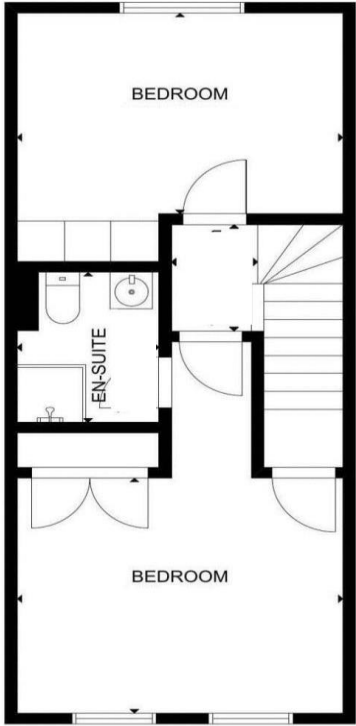
radiator; built in double wardrobes.

#### REAR GARDEN:

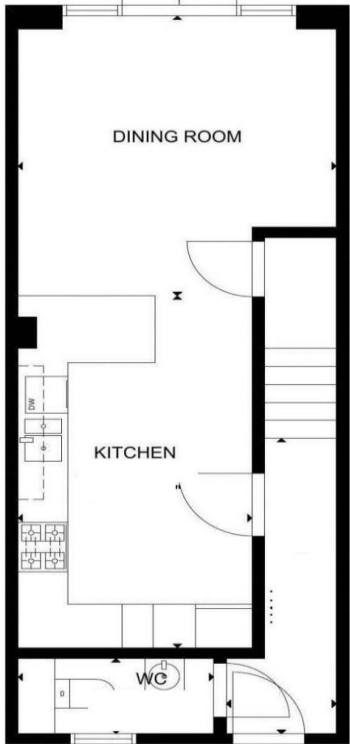
With side access to the front of the property. The area has been landscaped with flower and shrub borders with a patio area which leads to a path to:

**GARAGE:** 19' 3" x 9' 10" (5.86m x 2.99m)

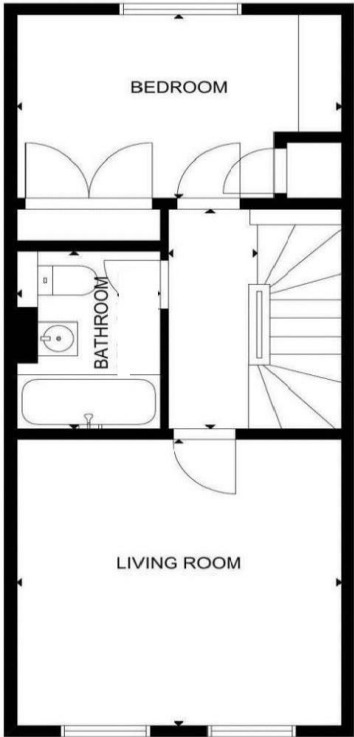
with metal up and over door; power and light; internet point; personal door to garden; **further Parking Space outside garage.**



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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