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



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£390,000 Freehold

<u>19b Felpham Way</u> Felpham, Bognor Regis, PO22 8PT



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW Looks can be deceptive. From the outside this **SEMI-DETACHED HOUSE** looks much the same as any of the same era but once inside, one can see the immediate difference. A 20 ft Living Room, 3 double Bedrooms, plus a modern fitted Kitchen and Bath/Shower Room are in addition to a double glazed **CONSERVATORY**, along with gas fired central heating and uPVC framed double glazing. The owners have created a useful **UTILITY ROOM** from part of the Garage whilst there is **OFF-STREET PARKING** for a number of vehicles to accommodate the ever increasing requirement for family cars. Located within 1/4 mile of Felpham Community College and a similar distance from village shops, Bognor Regis town centre lies some 2 miles to the west. Felpham Beach with the associated Sailing Club, cafes and esplanade are within some 3/4 mile through the village. For an appointment to view, contact **May's**, after all you can't tell a book from its cover !!

Directions: From May's village centre office proceed north to the traffic lights turning right onto Felpham Way where the property will be seen on the left-hand side.

ACCOMMODATION

ENTRANCE HALL:

With uPVC framed double glazed door; radiator; understairs cloaks hanging space; understairs storage cupboard; door to:

CLOAKROOM:

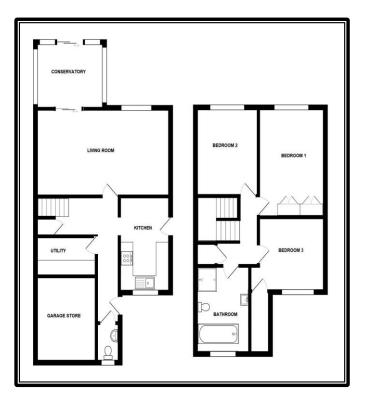
Close coupled low level W.C.; wash basin; part tiled walls; radiator.

UTILITY ROOM: 8' 0" x 6' 6" (2.44m x 1.98m)

Work top area with space for washing machine and tumble drier; storage cabinet.

KITCHEN: 11' 0" x 7' 9" (3.35m x 2.36m)

(maximum measurements over units). Range of modern floor standing drawer and cupboard units having worktop, upstands and wall mounted cabinets over; inset porcelain sink with monobloc mixer; integrated dishwasher, double oven, gas hob



with cooker hood over; fridge and freezer; fitted wine cooler; pull out larder store; cupboard housing Vaillant gas fired boiler; uPVC framed double glazed door to side.

LIVING ROOM: 20' 6'' x 11' 0'' (6.24m x 3.35m) Engineered oak flooring; 2 radiators; double glazed sliding doors to:

CONSERVATORY: 10' 9" x 8' 6" (3.27m x 2.59m)

Of aluminium framed double glazed construction under insulated polycarbonate roof; radiator; double doors to garden.

LANDING:

Linen cupboard; trap hatch to roof space.

BEDROOM 1: 12' 8" x 10' 3" (3.86m x 3.12m) plus door recess. Twin double fitted wardrobe cupboards; radiator.

BEDROOM 2: 10' 4" x 9' 10" (3.15m x 2.99m) Radiator; walk in wardrobe store.

BEDROOM 3: 11' 3" x 9' 9" (3.43m x 2.97m) Radiator.

BATH/SHOWER ROOM/W.C.: 8' 0'' x 7' 0'' (2.44m x 2.13m)

(maximum measurements). Matching white suite of panelled bath; wash basin inset in vanity unit; close coupled W.C.; shower cubicle with independent mixer and glazed pivot door; extractor fan; heated towel rail; fully tiled walls.

GARAGE STORE: 9' 0" x 8' 0" (2.74m x 2.44m)

Please note that the integral garage has been sub-divided into two separate sections, the front section utilised as a STORE and the rear section as a UTILITY ROOM accessed from the Entrance Hall.

GARDENS:

The REAR GARDEN has a maximum depth of some 25 ft and a width of 26 ft or thereabouts. The area is divided into three distinct sections - an area of artificial lawn, raised timber decking and paved patio, whilst a flint wall forms the rear boundary. A paved path leads along the side to the FRONT GARDEN which has been laid to a tarmacadam driveway and hardstanding providing parking for a number of vehicles and access to a raised paved and gravel area leading to the front door.

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.