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



**24 Lodge Close**  
**Middleton on Sea, Bognor Regis,**  
**PO22 6NF**

**£410,000 Freehold**

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If ever there was an argument for never "judging a book by its cover" perhaps this **MODERN DETACHED BUNGALOW** could be put forward as an example. Cleverly designed to fit the proverbial "quart into pint pot" this bungalow not only boasts 3 Bedrooms but an en-suite shower and separate Sitting and Dining areas. Located in this semi-rural position amidst a mixed development of houses and bungalows, the property has the benefit of **Gas Fired Central Heating and uPVC framed Double Glazing**. A surprising property well worth internal inspection to appreciate the size and layout. Contact **May's** for an appointment to view - after all you can't tell from the outside !

## ACCOMMODATION

### **COVERED PORCH:**

Meter cabinet; glazed panelled door and side panel to

### **ENTRANCE HALL:**

"L" shaped with radiator; broom store with fitted shelving; linen cupboard with slatted shelving; trap hatch to insulated roof space with light.

### **SITTING ROOM: 17' 6" x 10' 10" (5.33m x 3.30m)**

Central feature fireplace; 2 radiators; TV aerial point; telephone point; double doors to:

### **KITCHEN/DINING ROOM: 17' 9" x 11' 6" (5.41m x 3.50m)**

(overall measurements).

### **DINING SECTION 11' 6" x 9' 0" (3.50m x 2.74m)**

With double radiator; aluminium framed double glazed sliding door to patio and garden; TV aerial point.

### **KITCHEN SECTION: 11' 6" x 9' 2" (3.50m x 2.79m)**

(maximum measurements over units). Range of modernised floor standing drawer and cupboard units with roll edged worktop above; matching wall mounted cabinets with inset sink having water softener beneath; appliance space; built in electric oven with gas hob above and cooker hood over; tiled splashbacks; wall mounted gas fired boiler recessed ceiling lights; radiator.

### **CONSERVATORY: 11' 0" x 8' 6" (3.35m x 2.59m)**

Of uPVC framed double glazed construction with power and light. Please note this has external access only currently.

### **MASTER SUITE:**

#### **BEDROOM 1: 11' 9" x 10' 6" (3.58m x 3.20m)**

"L" shaped . The former narrowing to 8'06". Twin double built in wardrobe cupboards; radiator; telephone point; to:

#### **EN-SUITE SHOWER:**

Fully tiled with cubicle having electric mixer and glazed door; pedestal wash hand basin; low level WC; heated towel rail; shaver point.

#### **BEDROOM 2: 12' 0" x 10' 0" (3.65m x 3.05m)**

Radiator

#### **BEDROOM 3: 9' 3" x 7' 3" (2.82m x 2.21m)**

Radiator

#### **SHOWER/W.C.:**

Fully tiled with glazed cubicle; wash basin inset in vanity unit; low level W.C.; radiator.

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## OUTSIDE AND GENERAL

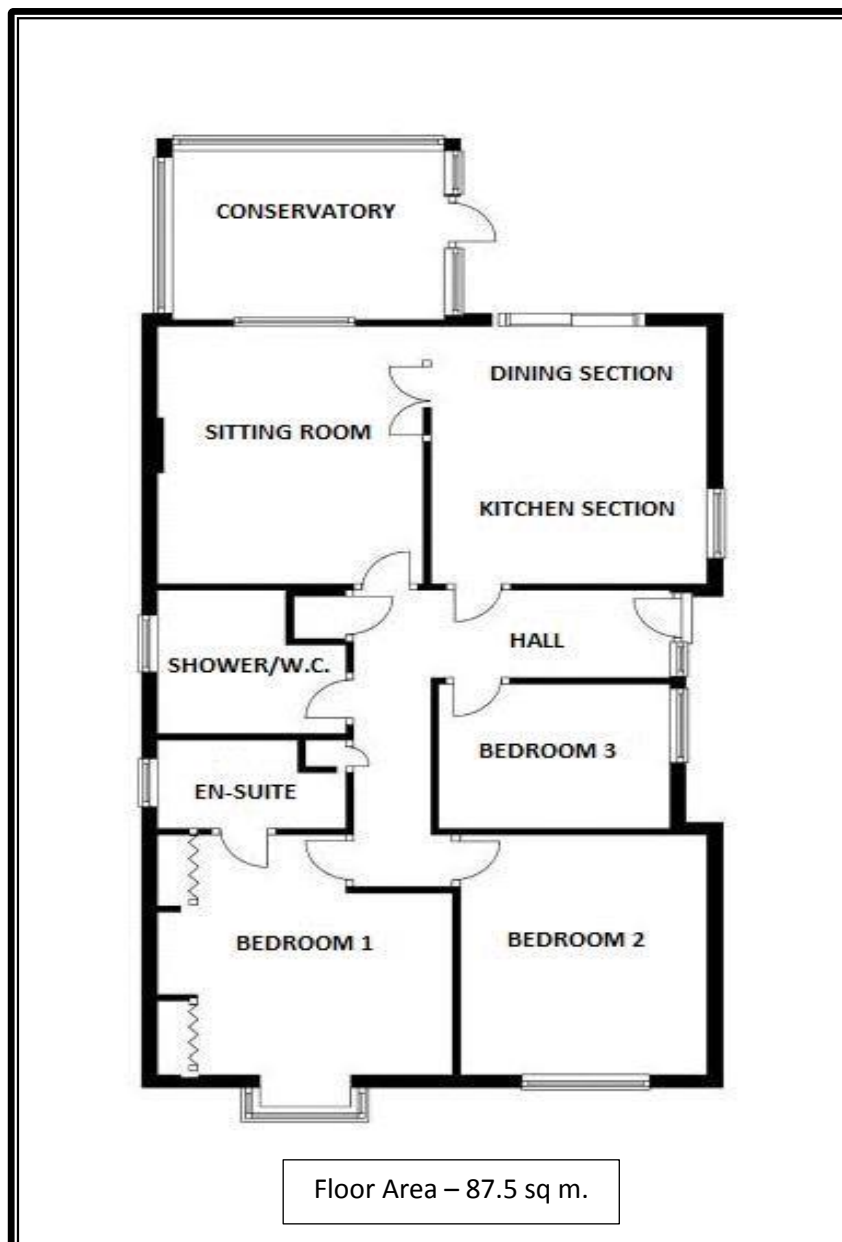
### GARDENS:

The REAR GARDEN faces roughly west and has a maximum depth approaching 33' and a width extending to 27' or thereabouts incorporating conservatory. The whole area is laid principally to paved patio, enclosed on 2 sides by lapped timber fencing and to the third by the garage brick wall. Immediately adjoining the property is a paved patio with gateway access to driveway and garage. The FRONT GARDEN is laid to gravel bed with tarmacadam driveway to Garage.

### DETACHED GARAGE: 17' 9" x 8' 7" (5.41m x 2.61m)

With metal up and over door; power and light plus pitched roof providing occasional storage.

**Directions:** From May's village centre office proceed north to the traffic lights and right into Felpham Way. At the roundabout take the second exit into Middleton Road and proceed all the way through Middleton village centre to the roundabout. Take the first exit into Yapton Road, then third exit into Ancton Lane. Follow this past Kingsmead Gardens and Lodge Close will be seen on the right.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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