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



Fairfield Clovelly Avenue
Felpham, Bognor Regis,
PO22 8QN

£375,000 Freehold

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What sets one property apart from the other? Is it the style, size, location or is it the atmosphere? Well in the eyes of this estate agent it is usually a combination of all of these. From the outside one property can look very much the same as another, but a slight change in the position, an alteration to the accommodation or decor and suddenly it becomes a different commodity altogether. Take for instance this **SEMI-DETACHED HOUSE** which is offered for sale with **uPVC framed double glazing, gas fired central heating**, plus the addition of a **uPVC framed double glazed CONSERVATORY** overlooking the rear garden providing additional accommodation to the main house.

Externally there are opportunities for dual **WORKSHOP/STORES** plus a Summer House, whilst modern day parking requirements have been catered for with additional off street facilities. Don't take this agent's word for it, call **May's** for an appointment to view and see the difference for yourself.

ACCOMMODATION

ENTRANCE PORCH:

Of uPVC framed double glazed construction with double glazed door to:

ENTRANCE HALL:

Cloaks hanging cupboard; radiator; understairs storage/utility cupboard with space and plumbing for washing machine.

CLOAKROOM:

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

SITTING ROOM: 16' 0" x 11' 10" (4.87m x 3.60m)

narrowing to central chimney breast with fitted log burner; radiator; wall light points; archway opening to:

DINING ROOM: 12' 2" x 10' 0" (3.71m x 3.05m)

A double aspect room, south and west with radiator and door to Hall.

KITCHEN: 11' 10" x 7' 10" (3.60m x 2.39m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged work top, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated dishwasher, plus double oven and induction hob with cooker hood over; shelved larder cupboard; uPVC framed stable door to:

CONSERVATORY: 11' 0" x 10' 0" (3.35m x 3.05m)

Of uPVC framed double glazed construction on brick plinth with pitched double glazed roof; radiator; double doors to patio and garden.

LANDING:

Trap hatch to roof space.

BEDROOM 1: 19' 0" x 10' 9" (5.79m x 3.27m)

narrowing to 9'9" to face of range of fitted wardrobe cupboards; further full height shelved store; linen store; radiator; access to eaves.

BEDROOM 2: 9' 6" x 8' 2" (2.89m x 2.49m)

Built in wardrobe store; radiator.

BATHROOM/W.C.:

Fully tiled with matching suite of panelled bath having mixer tap and hand held shower attachment plus folding screen; pedestal wash basin; low level W.C.; radiator; shaver point.

OUTSIDE AND GENERAL

GARDENS:

The rear garden faces roughly east and has a maximum depth extending to some 52 ft and a width approaching 40 ft or thereabouts the area being laid to a combination of shaped lawn and paved patio, with flower and shrub borders. Screened work area behind **TIMBER GARDEN STORE: 14'0 x 6'6**. Power and light **SUMMER HOUSE: 8'0 x 8'0** max meas. The **FRONT GARDEN** is laid to a combination of shaped lawn with granite chipped hardstanding and driveway providing **OFF-STREET PARKING** for a number of vehicles.

GARAGE: 16' 6" x 8' 3" (5.03m x 2.51m)

(approximate measurements). Please note that the Garage is currently divided into two sections, that to the front providing a storage facility whilst the rear section has been utilised as a **WORKHOP** with power and light.

Directions: From May's village centre office proceed north to the traffic lights and right into Felpham Way. Proceed east taking the 4th turning right into Clovelly Avenue where the property is on the left, near the head of the cul-de-sac.



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.