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



12 Halliwick Gardens
Felpham, Bognor Regis,
PO22 7JE

£425,000 Freehold

www.maysagents.co.uk



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With ready access to the Beach, and a **65 ft south facing garden** this **2 DOUBLE BEDROOM DETACHED BUNGALOW** has much to offer to the prospective purchaser. Much loved by the present owners and carefully maintained over the years, this property has the benefit of gas fired central heating plus uPVC framed double glazing.

Everyday shopping needs are met by the local convenience store in Summerley Lane, whilst more comprehensive facilities are to be found in Felpham village which offers a good range of amenities including butcher, cafes, restaurants and pubs, some 1/2 mile to the west. Main line rail services and town centre shops are available in Bognor Regis approximately 2 miles further on with the market town of Arundel and Chichester city centre providing further retail opportunities. If this sounds like a property that might suit, contact **May's** for an appointment to view.

ACCOMMODATION

RECESSED PORCH:

with part glazed panelled door to:

ENTRANCE HALL:

radiator; trap hatch to roof space.

SITTING ROOM: 11' 0" x 11' 0" (3.35m x 3.35m)

the former narrowing to chimney breast; A south facing room with radiator; uPVC framed double glazed doors to patio and garden.

KITCHEN/DINER: 15' 2" x 11' 0" (4.62m x 3.35m)

overall maximum measurements.

DINING SECTION: 11' 0" x 9' 4" (3.35m x 2.84m)

narrowing to chimney breast; radiator; cupboard housing gas fired boiler; recess with worktop and appliance space beneath; double glazed door to side.

KITCHEN SECTION: 8' 10" x 7' 6" (2.69m x 2.28m)

(maximum measurements over units). range of floor standing drawer and cupboard units having roll edge worktop; tiled splash's backs and wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine and dishwasher; gas cooker point.

BEDROOM 1: 14' 0" x 11' 0" (4.26m x 3.35m)

narrowing to chimney breast; radiator.

BEDROOM 2: 11' 0" x 10' 0" (3.35m x 3.05m)

narrowing to chimney breast; radiator.

BATHROOM/W.C.:

matching white suite comprising paneled bath having mixer tap and hand held shower attachment, fully tiled surround, curtain and rail; pedestal wash hand basin; low level W.C.; radiator; extractor fan.

OUTSIDE AND GENERAL

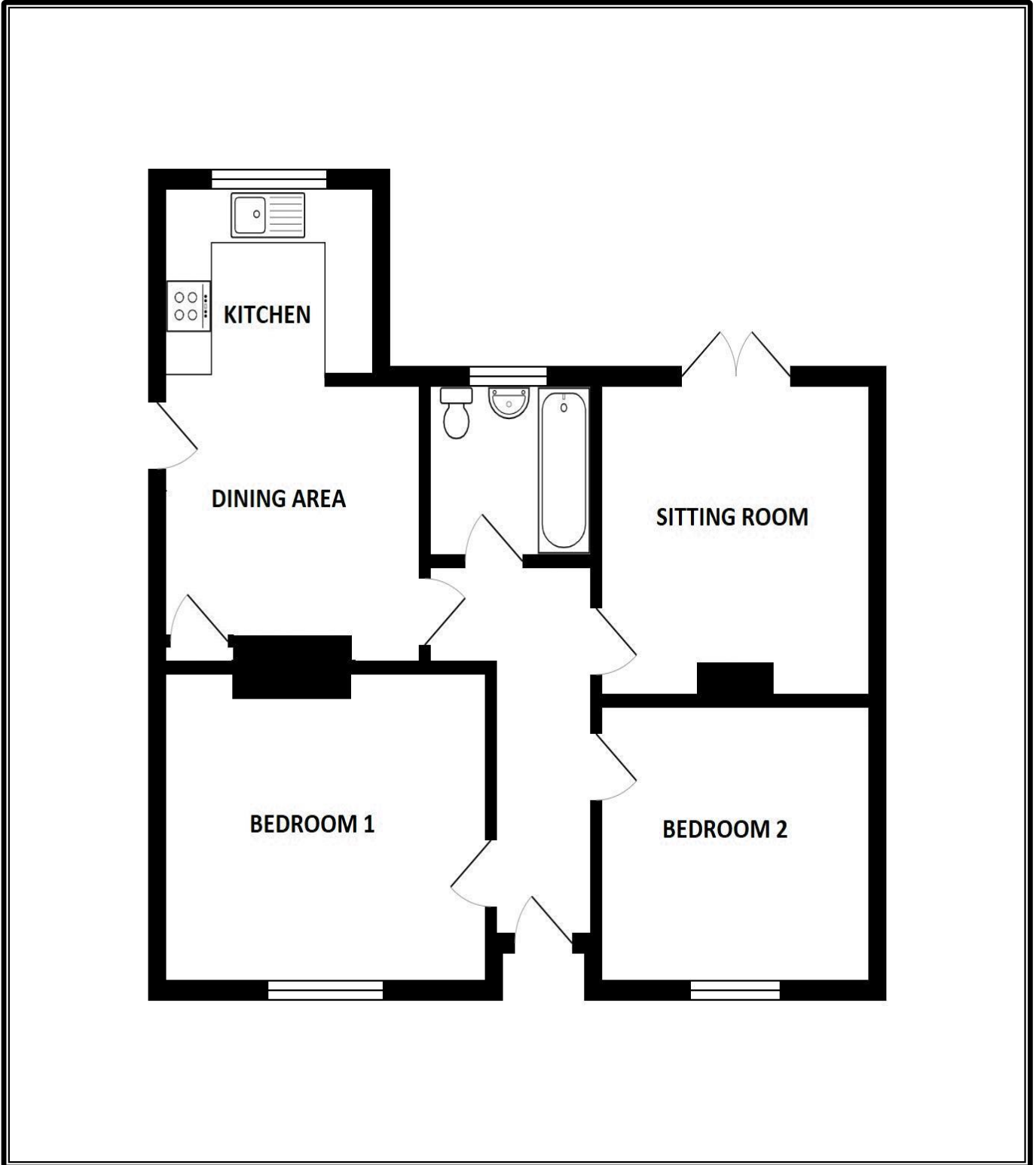
GARDENS:

The REAR GARDEN faces south and has a maximum depth of some 65ft and a width of approximately 37ft or thereabouts. The area is laid principally to lawn bounded by rose flower and shrub borders enclosed by a combination of brick wall, lapped timber fencing and matured shrub hedging. Immediately adjoining the property is a paved patio area with side pathway access to the FRONT GARDEN which is laid principally to lawn with flower and shrub borders plus brick wall to front boundary.

GARAGE: 21' 0" x 8' 0" (6.40m x 2.44m)

(external measurements). Of concrete sectional construction with metal up and over door. Located some 50 yards from the property, in the northern section of Halliwick Gardens.

Directions: From May's village centre office take the first left into Vicarage Lane, following this until it merges with Limmer Lane. Just before Summerley Corner, turn right into Halliwick Gardens and right at the T junction, where the property will be seen on the left hand side





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.