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



15 Virginia Gardens
Felpham, Bognor Regis,
PO22 6BE

£335,000 Freehold

www.maysagents.co.uk



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Situated at the head of this private residential cul-de-sac is this **MODERN END TERRACE TOWN HOUSE** featuring many of the energy saving benefits that are associated with current construction techniques. This 3 bedroom family home is now some 10 years old and offers the benefits of **gas fired central heating by radiators plus cavity insulation and uPVC framed double glazing**. Arranged on three floors, the accommodation provides an **en-suite facility to the main bedroom**, plus a separate family bathroom at first floor level. The garden has been landscaped to provide a combination of easy to maintain artificial lawn, paved patio plus a separate seating area with pergola over. Add to this two allocated parking spaces and this property can be seen to be ready for family occupation. For an appointment to view, contact **May's** - after all, you can't tell what a property offers until you look inside!!

ACCOMMODATION

Composite front door to;

ENTRANCE HALL:

radiator.

CLOAKROOM:

with low level suite; pedestal wash hand basin; tiled splash back; radiator.

KITCHEN: 9' 8" x 5' 8" (2.94m x 1.73m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop and up-stand above plus wall mounted cabinets over; inset stainless steel sink; space and plumbing for automatic washing machine; integrated electric oven with four burner gas hob above and cooker hood over; integrated fridge and freezer.

LIVING ROOM: 16' 10" x 12' 6" (5.13m x 3.81m)

'L' shaped narrowing to 9' in dining section. Under stairs storage cupboard; two radiators; featured tiled wall; uPVC framed double glazed double doors to patio and garden.

F.F. LANDING:

radiator.

BEDROOM 1: 9' 6" x 8' 10" (2.89m x 2.69m)

double built in wardrobe cupboard; radiator; door to:

EN-SUITE SHOWER/W.C.:

fully tiled cubicle with independent mixer and folding glazed door; pedestal wash hand basin; low level W.C.; remaining walls part tiled; extractor fan; shaver point.

BEDROOM 3: 12' 8" x 8' 10" (3.86m x 2.69m)

(narrowing to 6'7) radiator.

BATHROOM/W.C.:

matching white suite comprising panelled bath; low level W.C.; wash basin; part tiled walls; radiator; shaver point; extractor fan.

2nd FLOOR BEDROOM 2: 15' 0" x 9' 0" (4.57m x 2.74m)

radiator; boiler cupboard; access to eaves storage space; trap hatch to roof space.

OUTSIDE AND GENERAL

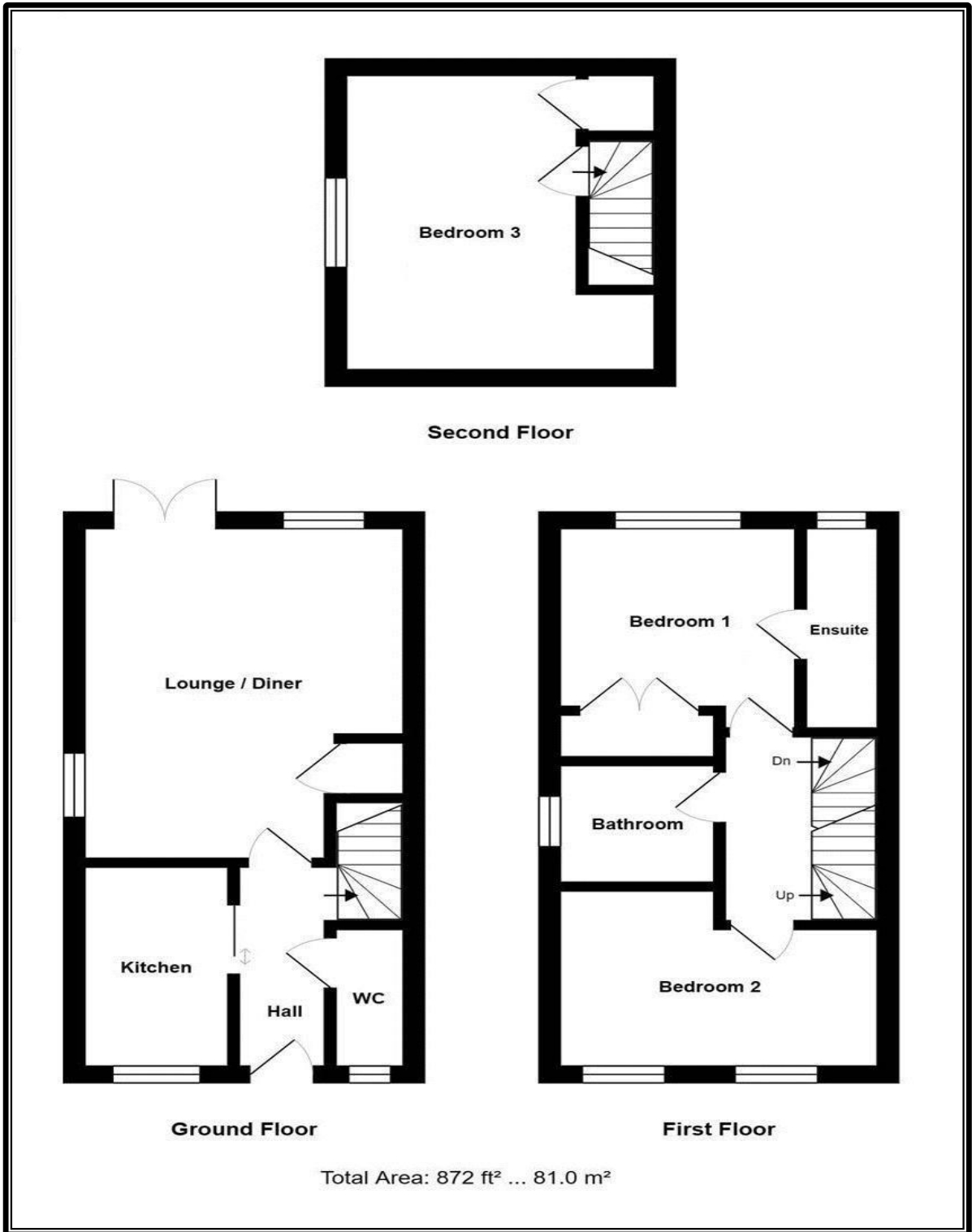
GARDEN:

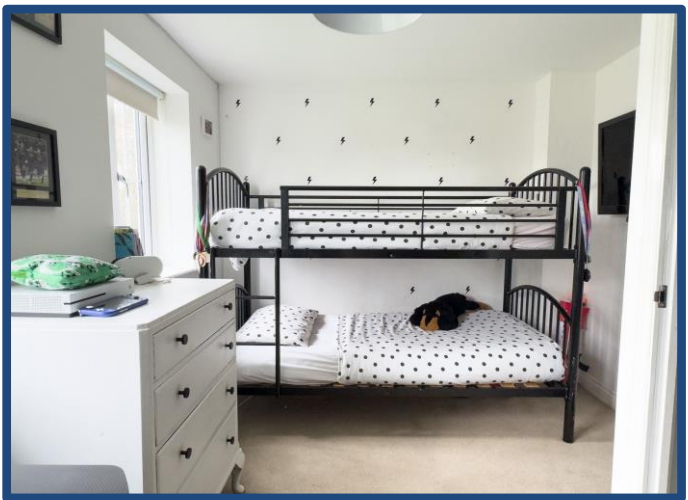
The REAR GARDEN is laid to a combination of artificial lawn, paved patio with pathway leading to an elevated section having pergola and paved seating area. A gate leads to the rear of the property with access to two allocated parking spaces. To the side of the property and accessed via a gate is a fenced storage area.

ESTATE CHARGE:

There is an annual charge, currently £400.00, covering maintenance of the common areas.

Directions: From May's village centre office, proceed north to the traffic lights turning right into Felpham Way. At the second roundabout take the first exit into Flansham Lane and then 2nd right into Virginia Gardens. From here follow the private road round to the left and then pass to the right of the houses where the property will be found fronting onto the communal green.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC TO FOLLOW

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.