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



33 Normans Drive
Felpham, Bognor Regis,
PO22 8LW

£375,000 Freehold

www.maysagents.co.uk



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Are you looking for an opportunity to imprint your own personality on a property? An opportunity to improve on a solid base where cosmetic modifications will go a long way to creating your own atmosphere. Well this **TRADITIONAL STYLE LINK-DETACHED BUNGALOW** might just fit the bill. Located near the head of an established cul-de-sac, just off the Roundle Estate, the property features an extended living room, a hobby room and a west facing rear garden. Offered for sale with gas fired central heating and uPVC framed double glazing, the property also has a Garage plus a Timber Garden Store. To find out whether this bungalow is for you, why not contact **May's** for an appointment to view - this could be your chance to create something special.

ACCOMMODATION

PORCH:

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

ENTRANCE HALL:

Radiator; trap hatch with loft ladder to roof space; airing cupboard; telephone point.

LIVING ROOM: 21' 0" x 13' 0" (6.40m x 3.96m)

A double aspect room south and west; TV aerial point; telephone point; radiator; double glazed sliding doors to garden.

HOBBY ROOM/ STUDY: 13' 2" x 5' 4" (4.01m x 1.62m)

Double glazed door to rear garden.

KITCHEN: 11' 0" x 10' 8" (3.35m x 3.25m)

(maximum measurements over units). Range of drawer and cupboard units with roll edged worktop above, tiled splash backs and wall mounted cabinets over; inset sink; appliance space; gas fired boiler; uPVC framed double glazed door to garden.

BEDROOM 1: 14' 3" x 10' 5" (4.34m x 3.17m)

(Maximum measurements into bay) radiator; TV aerial point.

BEDROOM 2: 10' 8" x 10' 6" (3.25m x 3.20m)

Telephone point; radiator.

STUDY: 9' 6" x 7' 10" (2.89m x 2.39m)

Formerly bedroom 3, this room is now being utilised as a study with a separate W.C.

BATHROOM:

Part tiled having panelled bath with electric shower unit; pedestal wash hand basin; radiator.

W.C.:

Close coupled W.C.; sink; radiator.

OUTSIDE AND GENERAL

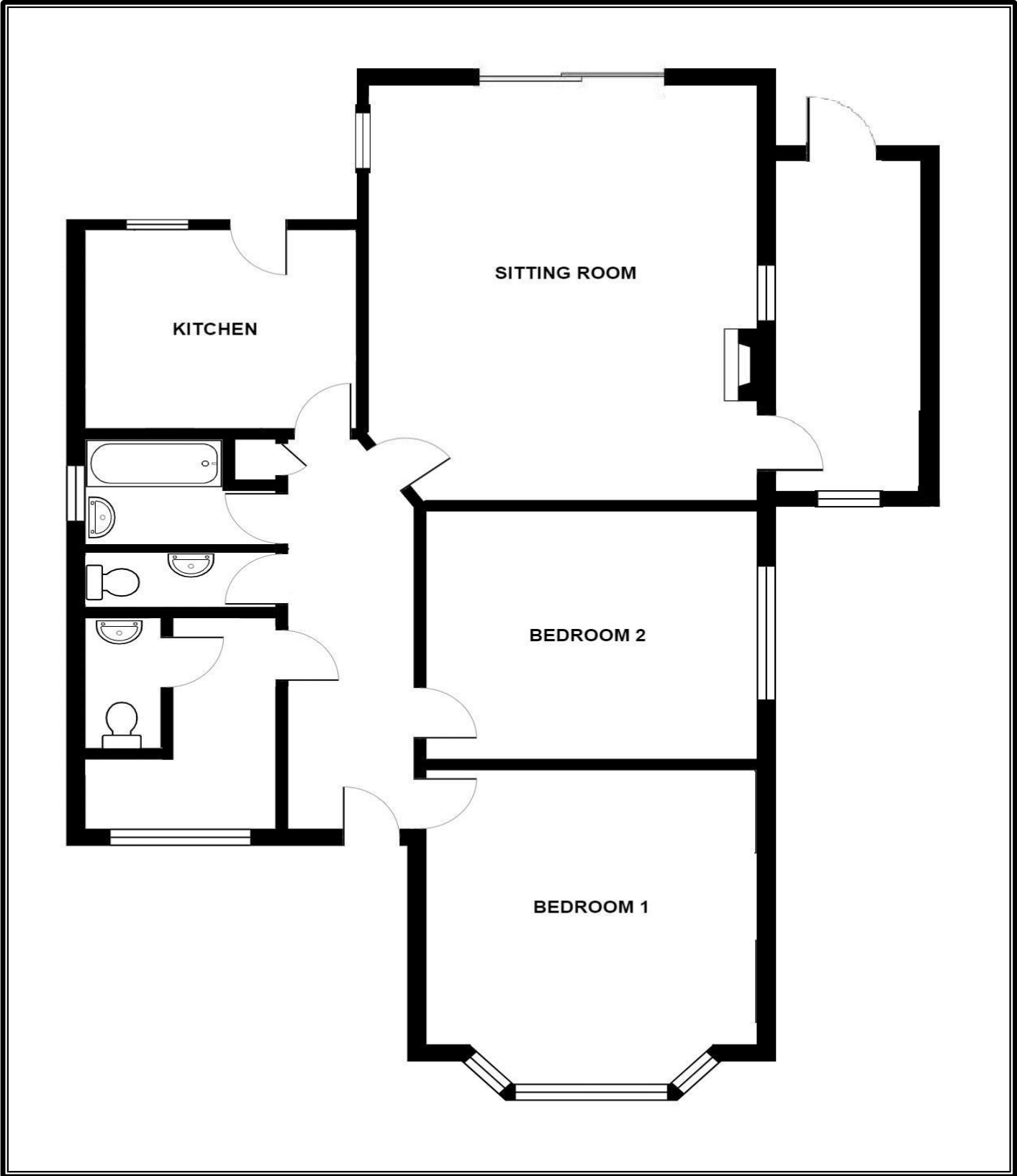
GARDENS:

The REAR GARDEN faces roughly WEST with a raised paved patio adjoining the rear of the bungalow, having steps leading to lawned area surrounded by matured shrub borders. A TIMBER GARDEN STORE sits on the raised patio, whilst a path leads along one side to the garage and the other side to the FRONT GARDEN, which has been mainly paved to provide driveway access to the Garage and additional parking for a number of vehicles.

GARAGE: 15' 4" x 8' 3" (4.67m x 2.51m)

With electrically operated roller door; power and light; gas and electric meters; personal door to rear.

Directions: From May's village centre office proceed north to the traffic lights and left into Felpham Way. Take the first left into Firs Avenue then first exit at the roundabout into New Barn Lane following this where it branches left into Normans Drive where the property will be found on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.