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



Clayton House 15 Limmer Lane
Felpham, Bognor Regis,
PO22 7ET

£799,950 Freehold

www.maysagents.co.uk



"The villagers of Felpham are not meer Rustics, they are polite and modest. The sweet air and the voices of the winds trees and birds and the odours of the happy ground make it a dwelling for immortals." Thus said William Blake (1757-1827). Blake would possibly have known **Clayton House**, as he lived in the Village for a short period whilst under the patronage of William Hayley, who lived in Turret House literally less than 50 yards away. For Blake there was no better place than Felpham – "Away to sweet Felpham, for Heaven is there" – and indeed for many years since, other lesser mortals have echoed these sentiments, although perhaps not in so many words !! Having said that, it is unlikely that Blake would recognise the property as it stands today. Transformed from a flint faced barn, the property is now approached via a private, walled entrance courtyard, accessed through electrically operated gates providing security and seclusion in equal measure.

Recent years have seen a **complete modernisation** programme conducted and now the property offers the combination of period style and 21st Century facilities. **Fitted Kitchen, en~suite shower room, gas fired central heating, uPVC framed double glazing** and a comprehensive landscaping project all form part of the improvements along with the addition of a **DOUBLE GLAZED CONSERVATORY**. Felpham itself has moved with the times, yet retains much of the character evident all those years ago.

The bustling village centre with Butchers, Post Office, Grocers, Newsagents and several Hairdressing salons is within 50 yards of the property, whilst the beach and promenade are some 400 yards away. Bognor Regis town centre with main line railway station lies about 1.5 miles to the west, with historic Chichester some 6 miles inland. For the sports minded amongst you, there is open sea sailing at Felpham Sailing Club at the end of Blake's Road, whilst for the golfer Bognor Regis Golf Club is situated less than a mile away. The natural beauty of the Downs are within 10 miles, but for the shoppers Brighton, Worthing, Portsmouth and Southampton are all less than an hours drive away. So for a taste of times gone by why not take a look at 'Clayton House'. You too could join the 'villagers of Felpham' and perhaps find your own piece of seaside 'heaven' !

PILLARED ENTRANCE PORCH

With door to:

ENTRANCE LOBBY:

Twin meter cabinets; glazed panelled door to:

INNER HALL:

Engineered oak flooring; radiator; understairs cloaks recess; door to:

CLOAKROOM:

Close coupled W.C.; pedestal wash basin; extractor fan.

DINING ROOM: 14' 6" x 9' 6" (4.42m x 2.89m)

Engineered oak flooring; 2 radiators; opening to:

KITCHEN: 15' 0" x 7' 9" (4.57m x 2.36m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with tiled splash backs and matching wall mounted cabinets over; porcelain under mount sink unit with mono bloc spray tap; integrated appliances incorporating washing machine, dishwasher, electric oven and gas hob, plus cooker hood; space for 'American style' fridge freezer; engineered oak flooring. Opening to:

STUDY/2nd SITTING ROOM: 14' 8" x 12' 0" (4.47m x 3.65m)

narrowing to 7'8. Radiator; gas fired 'wood burner' 'orangery' style roof light.

CONSERVATORY: 15' 8" x 8' 4" (4.77m x 2.54m)

Of uPVC framed double glazed construction on brick and flint plinth with fitted blinds; engineered oak flooring; exposed flint walls; 2 radiators; access via open arch ways from Dining Room; uPVC framed double glazed double doors to Garden.

LIVING ROOM: 15' 9" x 15' 0" (4.80m x 4.57m)

A double aspect room, east and west, with feature polished marble fireplace surround and fitted 'living flame' electric fire; 2 radiators; TV aerial point; uPVC framed double glazed double doors to Garden.

FIRST FLOOR LANDING:

Radiator; linen cupboard with radiator and slatted shelving.

MASTER SUITE: Comprising

BEDROOM: 16' 0" x 15' 6" (4.87m x 4.72m)

narrowing to 9'10. A triple aspect room, south east and west, with vaulted ceiling; 2 radiators; TV aerial point; door to:

EN-SUITE SHOWER:

Fully tiled with full width shower enclosure having independent mixer and glazed pivot door; pedestal wash basin; close coupled W.C.; heated towel rail; shaver point; illuminated mirror; extractor fan.

BEDROOM 2: 10' 10" x 9' 6" (3.30m x 2.89m)

plus door recess. Built in hanging cupboard; shelved store; radiator; staircase to:

BEDROOM 3: 9' 3" x 8' 10" (2.82m x 2.69m)

Radiator; TV aerial point.

BATHROOM/W.C.:

fully tiled with matching white suite of panelled bath having mixer tap and hand held shower attachment, plus shower screen; pedestal wash basin; close coupled W.C.; heated towel rail; shaver point; extractor fan.

LOFT ROOM:

Accessed via staircase from Bedroom 2. An area measuring some 21'6 but with sloping ceilings, currently utilised as OFFICE and OCCASSIONAL OVERFLOW BEDROOM. Gas fired boiler; radiator; power and light; fitted eaves storage cupboards; porthole window; steps and door to:

FURTHR LOFT STORAGE:

Extending to 15'9 with slatted storage benches.

GARDENS:

The gardens have been designed for ease of maintenance, that to the rear west facing and laid to paving with surrounding flower and shrub borders plus matured bay tree all enclosed by a tall flint wall, providing a high degree of privacy.

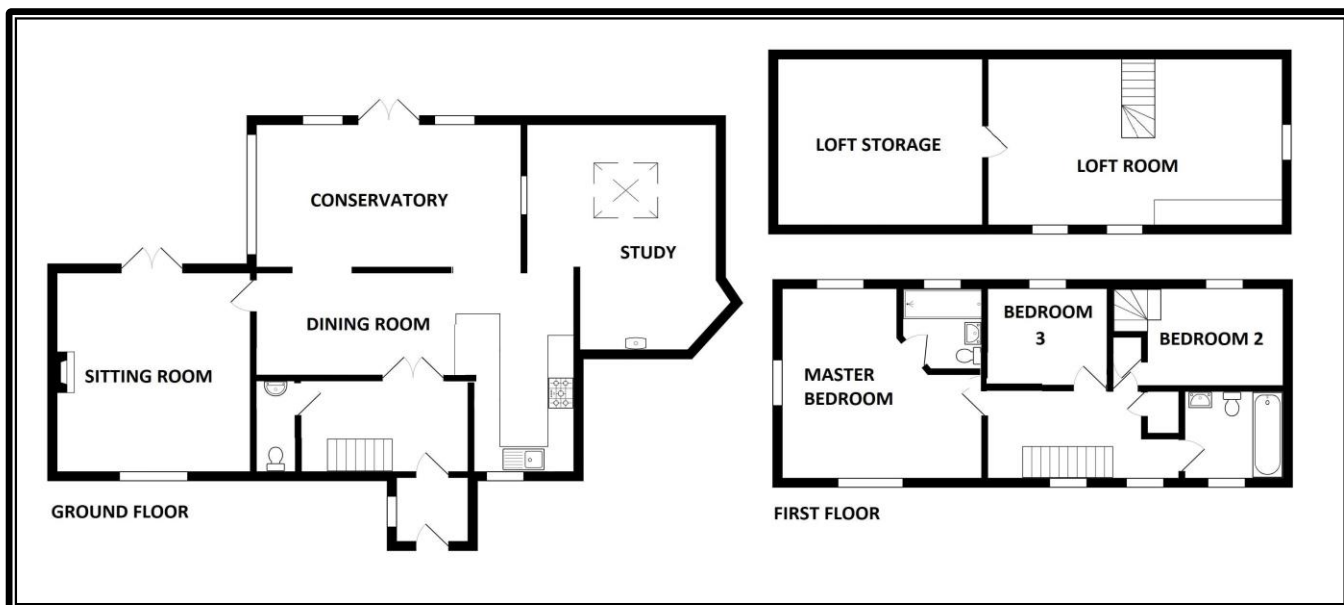
TIMBER GARDEN STORE: 12' 6" x 7' 8" (3.81m x 2.34m)

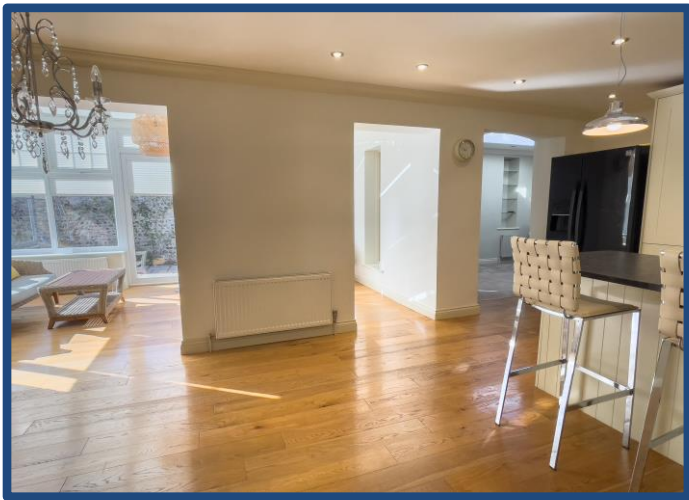
maximum. Fitted bench; power and light.

FRONT GARDEN:

Has again been designed for ease of maintenance, having been laid to gravel and measuring some 44'0 x 38'0, providing **PARKING/TURNING SPACE** for a number of vehicles.. Electrically controlled gates provide access from Limmer Lane.. **TIMBER GARDEN STORE**

Directions: From May's village centre office proceed north to the Church turning right into Limmer Lane, past the Post Office. The property will be seen on the left just after Limmer Lane merges with Vicarage Lane.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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.