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



**FURZEBANK, 27 Goodwood Avenue**  
**Felpham, Bognor Regis,**  
**PO22 8EH**

**£750,000 Freehold**

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Classic styling, detailed attention to maintenance by the owners, and to cap it all a south facing rear garden with a covered swimming pool and sauna. All ingredients of this **DETACHED FAMILY HOME** located adjacent to Felpham Community College and within 400 yards of the village. Improved over time, the property offers the benefit of **5 GOOD SIZED BEDROOMS, Solar panels, gas fired central heating by radiators**, plus flexible living accommodation to suit most family arrangements.

From a facilities point of view, the area is served not only by the village centre of Felpham, but by Bognor Regis town centre some 1.5 miles to the west. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst direct railway access to London Victoria is available from the main line station at Bognor. Apart from the draw of the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local attraction. Hard to appreciate from the outside, the agent recommends internal inspection in order to see how the property could suit you. Phone **May's** for an appointment to view today.

## ACCOMMODATION

### ENTRANCE LOBBY:

With quarry tiled floor and glazed panelled door to:

### ENTRANCE HALL:

A spacious area with oak panelled recess; radiator; doors to:

### SITTING ROOM: 23' 0" x 11' 2" (7.01m x 3.40m)

A south facing room with central feature sandstone fireplace surround with fitted living flame electric fire; radiator; TV aerial point; uPVC framed double glazed doors to decking and Garden; door to:

### STUDY: 9' 0" x 7' 6" (2.74m x 2.28m)

Radiator; uPVC framed double glazed doors to decking and Garden; personal door to Garage.

### DINING ROOM: 15' 0" x 10' 8" (4.57m x 3.25m)

maximum into wide bay narrowing to 9'0". Radiator.

### KITCHEN/FAMILY ROOM: 19' 9" x 19' 9" (6.02m x 6.02m)

(maximum overall measurements narrowing to chimney breast). Extensive range of drawer and cupboard units with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space for dishwasher; range style cooker and american style fridge/freezer; tall storage cupboards, one housing gas fired boiler; fireplace recess with log burner; central island unit incorporating further storage and drawers; uPVC framed double glazed doors to decking and Garden; stable door to:

### UTILITY ROOM:

With space and plumbing for washing machine; wall mounted cabinets; radiator; door to side and door to:

### CLOAKROOM:

Fully tiled with close coupled W.C.; wash basin inset in vanity unit; radiator.

### PART GALLERIED LANDING:

Accessed via stylish staircase; trap hatch to roof space having loft ladder and offering potential room for expansion subject to usual consents. Triple mirror fronted wardrobe store.

### MASTER SUITE:

#### BEDROOM: 19' 0" x 11' 2" (5.79m x 3.40m)

The former reducing to 11'4", with radiator and walk-in WARDROBE CUPBOARD (7'6" x 5'0") having fitted shelving and hanging space.

#### EN-SUITE SHOWER/W.C.: 10' 8" x 4' 6" (3.25m x 1.37m)

Fully tiled with generous walk-in Shower enclosure having independent mixer and glazed screen; 'trough' style wash basin with storage drawers beneath; close coupled W.C.; heated towel rail; two extractor fans.

#### BEDROOM 2: 11' 6" x 10' 9" (3.50m x 3.27m)

Radiator.

#### BEDROOM 3: 11' 3" x 8' 6" (3.43m x 2.59m)

plus door recess. Radiator.

#### BEDROOM 4: 12' 0" x 9' 4" (3.65m x 2.84m)

Airing cupboard; radiator.

#### BEDROOM 5: 8' 10" x 8' 0" (2.69m x 2.44m)

Radiator.

Cont.....

**FAMILY BATHROOM:**

Matching suite of panelled bath having central mixer tap plus hand held shower attachment and separate electric shower unit, curtain and rail plus fully tiled surround; range of fitted furniture incorporating inset wash basin, close coupled W.C. and various storage units; radiator; extractor fan.

**COVERED SWIMMING POOL: 42' 0" x 17' 9" (12.79m x 5.41m)**

The pool itself measures some 20 ft x 10 ft under pitched polycarbonate roof with three pairs of sliding double glazed doors and 5 radiators. Triple storage unit and: SAUNA. and curtained shower area.

**PUMP ROOM:**

With independent gas fired boiler, pump and filter, plus additional storage.

**GARDENS:**

The REAR GARDEN faces roughly south and has a depth of some 50 ft and a width of 45 ft or thereabouts. The area is laid to a combination of full width timbre decking plus a lawn bisected by a path and edged by raised sleeper bed and trellis fencing screening gravelled storage area. A path leads along the side to the FRONT GARDEN which has been laid principally to tarmac providing parking for a number of vehicles and access to:

**GARAGE: 25' 2" x 12' 6" (7.66m x 3.81m)**

with the front section measuring 12'6" x 12'3" and the rear section 12'9" x 8'6". Power and light; metal up and over door; personal door to Study.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC TO FOLLOW**

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