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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£350,000 Freehold

71 Hampshire Avenue,
Bognor Regis, PO21 5JH

www.maysagents.co.uk



What separates the older style property from the brand-new estate houses? One could list solidity, character, room sizes, and of course plot size, plus many many more. Featuring a rear garden which extends to approximately 40 ft deep ideal for the keen gardener but also included that much sought after man(or woman)cave/workshop. Such are the benefits of this **SEMI-DETACHED HOME**. Located in a popular residential road, within 1/2 mile of local schools and shopping parade, the property has been modernised over the years to provide an open plan kitchen dining room, utility room, and more ! Contact **May's** for that essential appointment to view.

ACCOMMODATION

COVERED ENTRANCE PORCH:

uPVC double glazed door to:

HALL:

Radiator, door to:

LIVING ROOM: 15' 3" x 10' 7" (4.64m x 3.22m)

T.V. aerial point; door to kitchen; wooden framed bi-fold doors to:

KITCHEN/ DINING ROOM:

DINING AREA: 11' 3" x 8' 7" (3.43m x 2.61m)

Radiator; velux window; double glazed double doors to patio.

KITCHEN: 16' 9" x 9' 10" (5.10m x 2.99m)

(Maximum measurements) with range of floor standing drawer and cupboard units with worktop above; tiled splash backs and wall mounted cabinets over; cupboard housing gas fired boiler; eye level double oven; electric hob; extractor hood; inset sink; integrated fridge, freezer, and dishwasher; radiator; velux window; door to sitting room, further door to:

UTILITY ROOM: 7' 9" x 6' 1" (2.36m x 1.85m)

(Maximum measurements over units) with range of floor standing cupboard units with worktop above; tiled splash backs and wall mounted cabinets; stainless steel sink; space and plumbing for washing machine; further appliance space.

SITTING ROOM/ BEDROOM 4: 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator; T.V. aerial point.

FIRST FLOOR LANDING:

Trap hatch to roof space; airing cupboard housing hot water cylinder.

BEDROOM 1: 12' 2" x 10' 7" (3.71m x 3.22m)

Radiator.

BEDROOM 2: 12' 0" x 10' 0" (3.65m x 3.05m)

Radiator.

BEDROOM 3: 9' 8" x 7' 1" (2.94m x 2.16m)

Radiator.

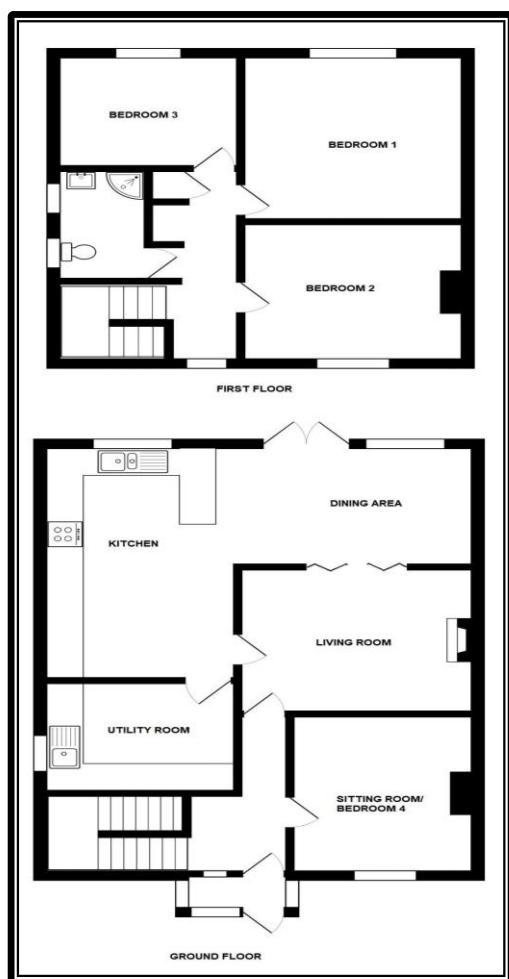
BATHROOM:

Fully tiled corner shower cubicle with glazed screen; part tiled walls; W.C. wash hand basin inset in vanity unit with cabinet beneath.

OUTSIDE & GENERAL

REAR GARDEN:

Facing South easterly with an approximate depth of 40ft to face of **workshop** and shed, and a maximum width of approximately 25ft. Laid to combination of patio and lawn with mature flower and shrub borders; side access to front garden.



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.