

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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**£390,000 Freehold**

**10 Lindsey Court**  
**Felpham, Bognor Regis, PO22 8JQ**

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When searching for your next home, rarely can one find the perfect one to match your every criteria. Invariably one has to make a number of compromises which is where this particular **3 BEDROOM DETACHED BUNGALOW** might well give someone the opportunity to create their 'dream home'. In need of modernisation, the bungalow offers well proportioned accommodation and a **75 ft east facing rear garden**, located at the head of a residential cul-de-sac north of the village centre. There is **gas fired central heating plus uPVC framed double glazing** as well as a **double glazed CONSERVATORY**. Although one could describe this property as a 'project', the size and location surely provides the opportunity to create something quite special, and what's more, something that needn't be a compromise. For an appointment to view, contact **May's** - see for yourself what can be created to suit your individual needs.

**Directions:** From May's village centre office proceed north to the traffic lights, straight across into Downview Road taking the third left into Whitelands and then second left into Lindsey Court where the property will be found at the head of the cul-de-sac.

**ACCOMMODATION**

**ENTRANCE PORCH:**

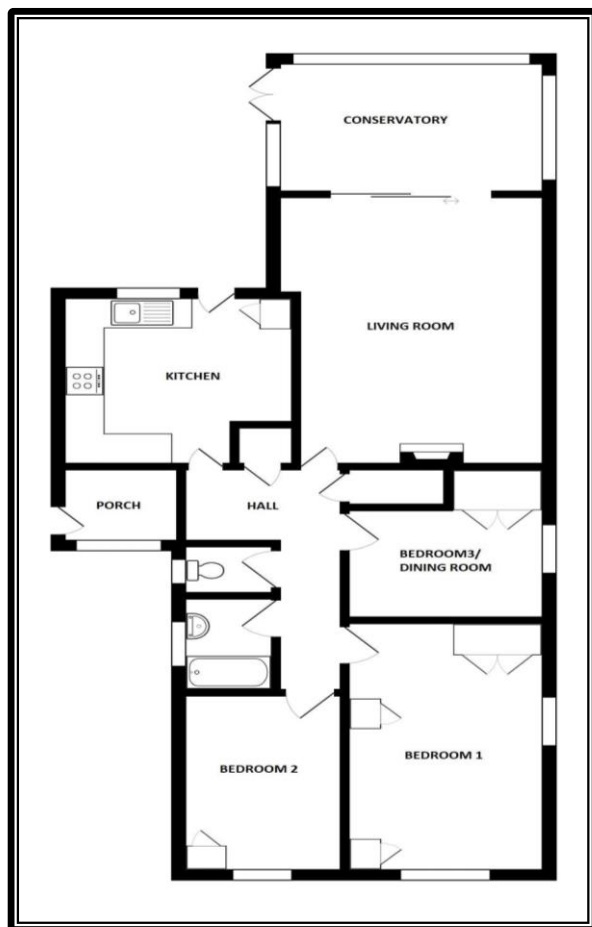
Of uPVC framed double glazed construction; glazed door to:

**ENTRANCE HALL:**

Cloaks hanging cupboard; boiler cupboard with slatted shelving; trap hatch to roof space with loft ladder.

**LIVING ROOM:** 18' 6" x 13' 2" (5.63m x 4.01m)

A double aspect room, south and east, with TV aerial point; radiator; full width double glazed sliding doors to:



**CONSERVATORY:** 16' 0" x 8' 3" (4.87m x 2.51m)

Of uPVC framed double glazed construction, having power and light; TV aerial point; double glazed double doors to patio and garden.

**KITCHEN:** 10' 9" x 10' 9" (3.27m x 3.27m)

Range of floor standing drawer and cupboard units with roll edged worktop, tiled splash back and wall mounted cabinets above; inset stainless steel sink; space and plumbing for washing machine; shelved larder cupboard; double glazed door to COVERED PORCH with TWIN SHELVED GARDEN STORES.

**BEDROOM 1:** 15' 0" x 10' 0" (4.57m x 3.05m)

plus door recess. Built in wardrobe cupboard; further fitted wardrobe units flanking double bed space with overhead storage; radiator; double aspect, south and west.

**BEDROOM 2:** 11' 10" x 9' 0" (3.60m x 2.74m)

Fitted wardrobe cupboard; radiator.

**BEDROOM 3/DINING ROOM:** 10' 3" x 8' 2" (3.12m x 2.49m)

Double wardrobe cupboard; radiator.

**BATHROOM:**

Fully tiled with matching suite of panelled bath having electric shower mixer and folding screen; pedestal wash basin; radiator.

**SEPARATE W.C.:**

Low level suite.

**OUTSIDE AND GENERAL**

**GARDENS:**

The REAR GARDEN faces roughly east and has a depth of some 75 ft with a width extending to around 35 ft or thereabouts. The area is laid to a combination of shaped lawn and paved patio, with a number of mature trees and shrubs. A path leads to a screened area with GARDEN STORE. The FRONT GARDEN is again laid to lawn with central conifer plus shrub borders and dwarf brick wall to front boundary. A tarmacadam driveway leads to:

**GARAGE:**

With metal up and over door; power and light plus personal door to rear.

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.