

For a traditional, personal and professional service

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



Greycot 10 Firs Avenue
Felpham, Bognor Regis,
PO22 8PX

£499,950 Freehold

www.maysagents.co.uk



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If you value individuality and privacy, yet need the convenience of nearby facilities such as shops transport and beach, then perhaps this **CHARACTER COTTAGE** might be just what you are looking for. Tucked discreetly behind matured conifer hedging and landscaped gardens this property has been sympathetically modernised to highlight the charm of a building of this era whilst providing the comfort and facilities of our modern age. Apart from the **3 bedroom accommodation** and welcoming Reception Hall, the rear garden features not only an array of varied and shrubs plants but the triple feature of a substantial **slate roofed Workshop, a Gabriel Ash Greenhouse and Timber Garden Store**. The cottage itself exudes character with both reception areas having **wood burning stoves and stripped timber floors**, whilst the Kitchen and sanitary ware have been updated, but with style. **Gas fired central heating and uPVC framed double glazed windows** add to the comfort, but words alone aren't able to fully extol the virtues of this property and it is thoroughly recommended to carry out an inspection to appreciate the atmosphere created. Contact **May's** for an appointment to view inside - you certainly can't tell anything from the outside !

ACCOMMODATION

COVERED ENTRANCE PORCH:

with leaded light part glazed door to

RECEPTION HALL: 15' 8" x 14' 0" (4.77m x 4.26m)

narrowing to 10'4. stripped timber flooring; fitted log burner in fireplace recess with timber bressummer over; radiator; under stairs cloaks storage space; aluminium framed double glazed sliding door to:

CONSERVATORY: 11' 0" x 11' 0" (3.35m x 3.35m)

of uPVC framed double glazed construction on brick plinth with tiled floor; radiator; space and plumbing for automatic washing machine; uPVC framed double glazed door to patio and garden.

SITTING ROOM: 15' 0" x 12' 0" (4.57m x 3.65m)

with fitted log burner in fireplace recess with timber bressummer over and brick hearth; stripped timber flooring; radiator; door to:

KITCHEN: 9' 6" x 7' 3" (2.89m x 2.21m)

(max meas over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs and wall mounted cabinets over; inset ceramic sink; integrated electric oven with four burner gas hob above and cooker hood over; wall mounted gas fired boiler; uPVC framed double glazed door to patio and garden.

BATHROOM/W.C.:

roll top bath; fully tiled surround; electric shower unit and glazed screen; pedestal wash hand basin; low level W.C.; heated towel rail; extractor fan.

F.F. LANDING:

door to:

SEPARATE W.C.:

having low level suite and hand wash basin.

BEDROOM 1: 13' 0" x 9' 8" (3.96m x 2.94m)

to face of twin double built in wardrobe cupboards; radiator.

BEDROOM 2: 10' 8" x 9' 0" (3.25m x 2.74m)

with triple access to eaves storage cupboards; radiator.

BEDROOM 3: 9' 10" x 9' 0" (2.99m x 2.74m)

(max meas) airing cupboard housing lagged hot water cylinder and slatted shelving; wardrobe cupboard with hanging rail and shelving; radiator.

OUTSIDE AND GENERAL

GARAGE: 18' 3" x 8' 6" (5.56m x 2.59m)

access via shared driveway, metal up and over door; power and light plus double side hung wooden doors to rear providing access to the rear garden.

GABRIEL ASH TIMBER GREENHOUSE: 11' 6" x 10' 0" (3.50m x 3.05m)

on rendered plinth.

SLATE ROOFED POTTING SHED: 7' 3" x 6' 0" (2.21m x 1.83m)

WORK SHOP/HOME OFFICE: 20' 9" x 10' 9" (6.32m x 3.27m)

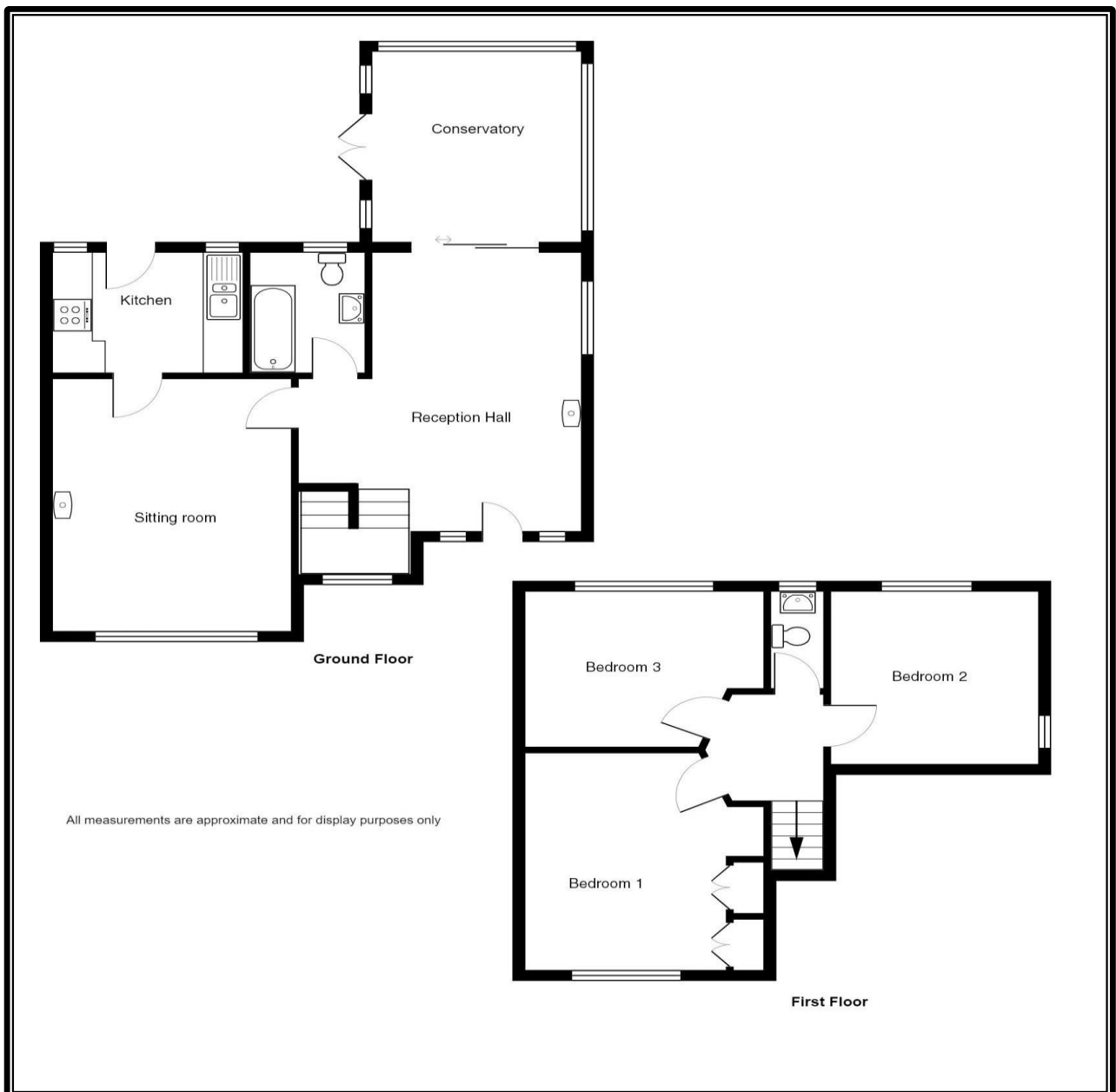
Aesthetically pleasing outbuilding, built on substantial concrete foundations with a brick base. Fully lined with Damp Proof Membrane in the floor and Breather membrane in walls and roof and fully insulated with Seletex. Natural Slate Roof with 3 Velux windows, each of 3ft x 2ft dimensions and further windows in the front and each end of the building, giving a well lit interior. Currently used as a workshop but has potential to be converted to an annex subject to the necessary consents.

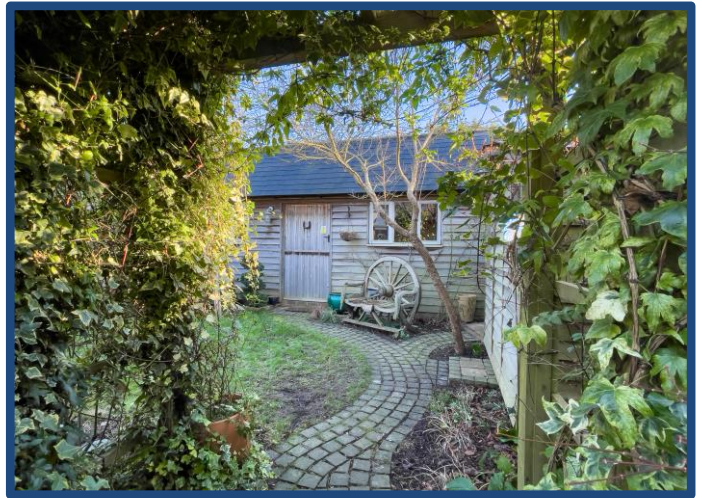
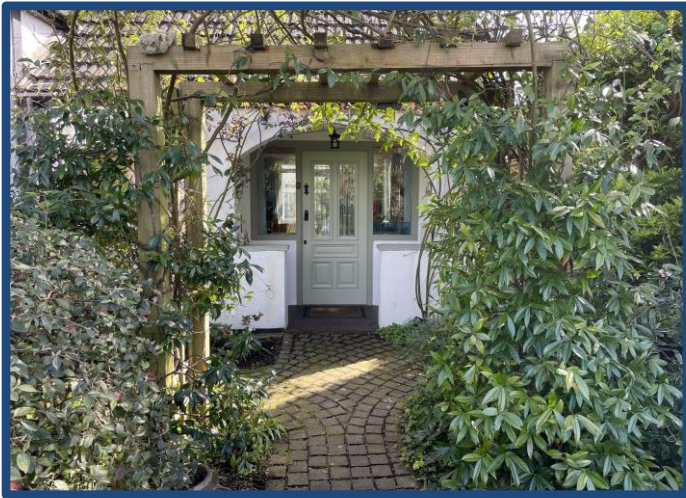
GARDENS:

A gardener's garden, with something of interest (to both humans and wildlife alike!) during every season. Meandering paths walk through well stocked beds, both front and back. Sunny patio and lawned areas nestle amongst the planting, giving a great opportunity to take a well earned break from life and enjoy the garden. The more green fingered of you will surely appreciate the Gabriel Ash greenhouse, along with the slate roofed potting shed, built as a 'mini-me' to the larger outbuilding.

A path leads along the side of the property to the FRONT GARDEN which is similarly landscaped with meandering brick pathways leading through timber arches and surrounded by a variety of shrubs and hedges. Through a wooden gate is a concrete drive and hardstanding screened by a mature conifer hedge providing parking for a number of vehicles, plus the driveway to the Garage.

Directions: From May's village centre office proceed north to the traffic lights turning right onto Felpham Way, and then first left onto Firs Avenue where the property will be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.