

For a traditional, personal and professional service

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



5 St Mary's Mews Felpham Road
Felpham, Bognor Regis,
PO22 7PE

Offers in Excess of £375,000

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

This particular FLINT FACED TERRACE COTTAGE forms part of a small development built some 20 years ago which was designed to fit into this village "street scene". Offered for sale having been comprehensively modernised with the benefit of a courtyard garden, gas fired central heating, plus sealed unit double glazing the property also boasts a ground floor cloakroom CONSERVATORY and CAR BARN. Offering immediate access to the village centre and associated amenities, with the beach within 400 yards, this property would be ideal perhaps as a full time home, or even a weekend retreat. With regular transport services to Bognor Regis, Chichester,, Worthing, Brighton and Portsmouth available in the village and nearby town centre, why not see for yourself - telephone May's for an appointment to view.

ACCOMMODATION

COVERED PORCH:

With part glazed door to:

ENTRANCE HALL:

Under stairs storage cupboard; radiator.

CLOAKROOM:

Having low level W.C.; corner wash basin with tiled splash back; extractor fan.

KITCHEN: 10' 0" x 7' 6" (3.05m x 2.28m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with worktop, matching upstand and wall mounted cabinets over; inset sink; space for washing machine; integrated oven and ceramic fridge freezer; radiator; cupboard housing gas fired boiler.

LIVING ROOM: 16' 3" x 15' 6" (4.95m x 4.72m)

reducing to 13'3. 2 radiators; TV aerial point; telephone point; double glazed double doors to:

CONSERVATORY: 10' 0" x 10' 0" (3.05m x 3.05m)

(maximum measurements). Of uPVC framed double glazed construction on brick plinth with radiator power and light plus double doors to Garden.

BEDROOM 1: 12' 0" x 10' 4" (3.65m x 3.15m)

the former narrowing to 9'2. Double built in wardrobe cupboards; radiator; TV aerial point; telephone point.

BEDROOM 2: 9' 8" x 9' 0" (2.94m x 2.74m)

plus door recess. Double built-in wardrobe cupboards; radiator; TV aerial point; telephone point.

BEDROOM 3: 8' 8" x 5' 6" (2.64m x 1.68m)

Built in wardrobe cupboard; radiator.

SHOWER ROOM

Fully tiled shower cubicle; wash basin; low level W.C.; shelved storage cupboard; shaver/light point; heated towel rail.

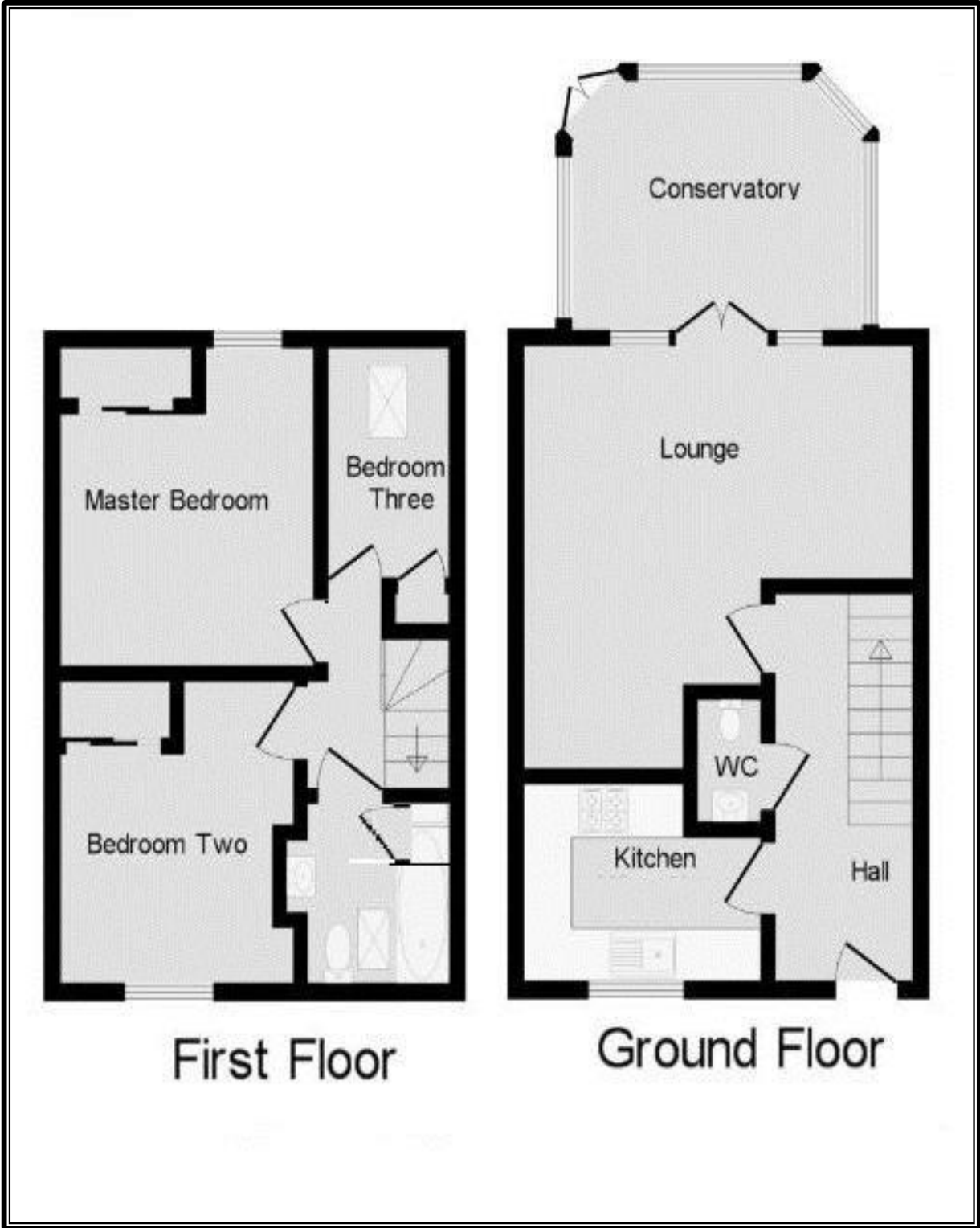
GARDENS:

The REAR GARDEN is arranged in the courtyard style, being paved and surrounded by a combination of lapped timber fencing and matured high wall. The FRONT GARDEN is again paved with dwarf brick wall to front boundary. Pathway access to:

CAR BARN: 18' 0" x 7' 9" (5.48m x 2.36m)

Overall. Currently sub divided into Car Barn and locking storage unit (7'9 x 4'0). With power and light.

Directions: From May's village centre office proceed north to the Church and immediately after turn left through an archway to St. Mary's Mews.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	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.