

For a traditional, personal and professional service

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



23 Lindsey Court
Felpham, Bognor Regis,
PO22 8JQ

Offers in Excess of £400,000

www.maysagents.co.uk



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It is amazing just how deceptive the exterior of certain properties can appear, leaving one with quite the wrong impression and this **SIGNIFICANTLY IMPROVED SEMI-DETACHED BUNGALOW** is just such a property. Once inside, the differences are immediately apparent. From the airy, hall to the 22 ft kitchen/dining area complete with glass roof lights. Believe it or not, this property contains 4 Bedrooms, 2 Reception rooms and a well thought out parking area to the front, you can see why this agent considers the property deceptively spacious ! Offered for sale with gas fired central heating and uPVC framed double glazing, the flexible accommodation caters for a variety of occupiers from the young family right through to those in their later years. Situated to the north of Felpham Village, the bungalow lies within 400 yards of Bognor Regis Golf Club, whilst the village centre and Beach are within approximately 1/2 a mile away. Certainly, a property well worth viewing. For an appointment, contact **May's** – this could be just what you have been waiting for!

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.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; airing cupboard; Velux roof lights opening to:

KITCHEN/DINING ROOM: 22' 6" x 12' 0" (6.85m x 3.65m)

(maximum measurements over units) range of floor standing drawer and cupboard units with worktop above; upstands; "Lamona" electric hob; inset bowl and a half sink with mixer tap; built in washing machine; full height built in fridge; full height built in freezer; eye level double oven; vertical radiator; glazed double doors to:

LIVING ROOM: 18' 3" x 12' 5" (5.56m x 3.78m)

vertical radiator; T.V. aerial point; internet point; double glazed sliding door to garden; glazed door to:

STUDY/UTILITY ROOM: 18' 4" x 4' 9" (5.58m x 1.45m)

radiator; internet point; uPVC framed double glazed door to rear garden; further double glazed door to side storage with double gates to front drive.

BATHROOM:

fully tiled with white suite comprising panelled bath; independent electric shower; W.C. with concealed cistern; wash basin inset in unit with twin cabinets and drawers below.

BEDROOM 1: 18' 4" x 10' 6" (5.58m x 3.20m)

vertical radiator; T.V. aerial point; internet point; double glazed sliding door to garden.

BEDROOM 2: 9' 9" x 8' 10" (2.97m x 2.69m)

radiator; T.V. aerial point; internet point.

BEDROOM 3: 8' 10" x 8' 5" (2.69m x 2.56m)

radiator; T.V. aerial; internet point; double wardrobe cupboard.

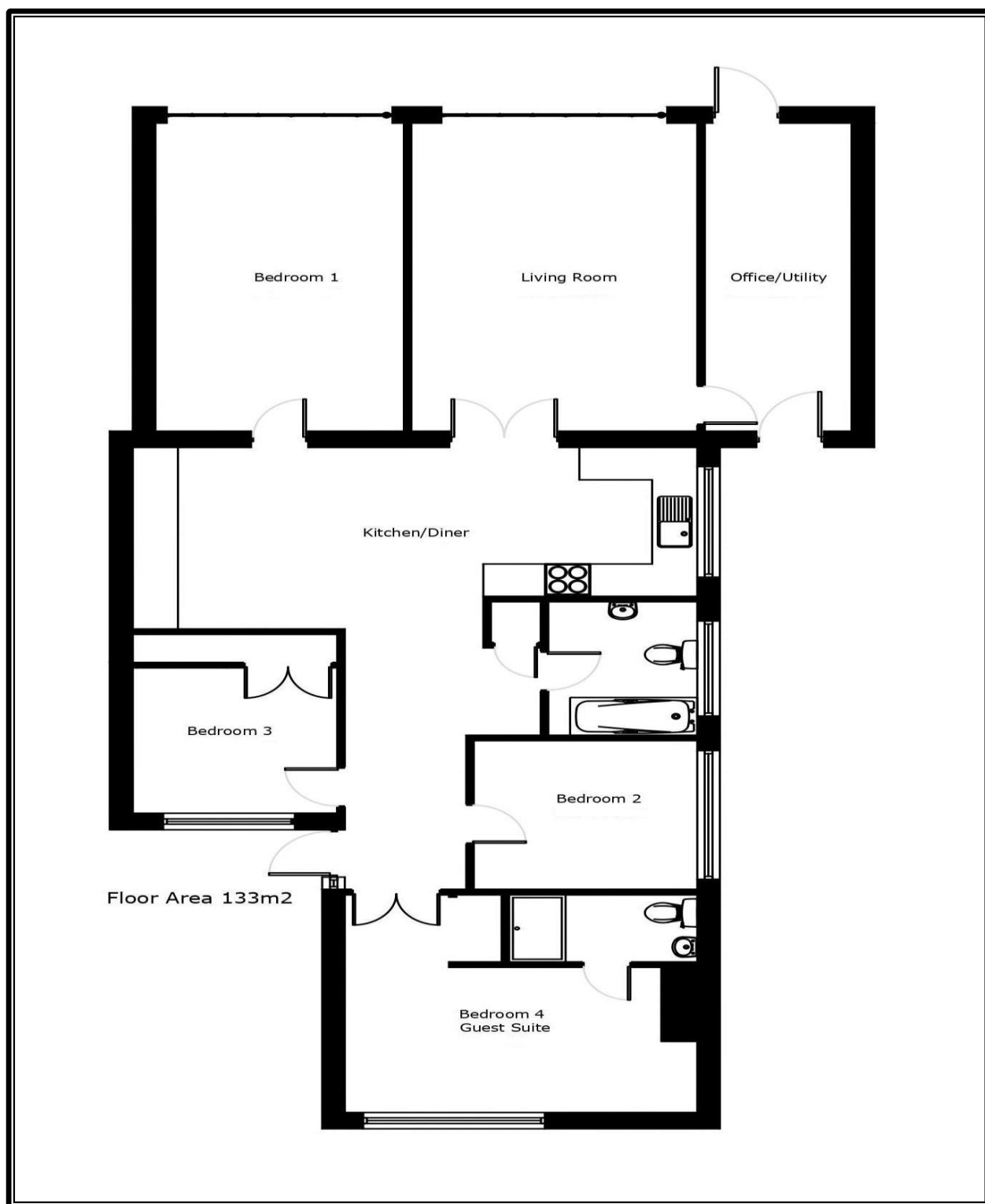
GUEST SUITE: 15' 2" x 8' 5" (4.62m x 2.56m)

the former narrowing to chimney breast, plus door recess measuring 4'6 x 4'2 featuring double wardrobe; radiator; **EN-SUITE** comprising enclosed shower with glazed screen and thermostatic mixer; close coupled W.C.; hand basin inset in vanity unit.

OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** is laid principally to lawn with "Carp" pond; timber store; sunken patio area. The **FRONT GARDEN** has been laid to gravel to provide parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.