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



**Pevensey Cottage 15 First Avenue  
Felpham, Bognor Regis,  
PO22 7LG**

**Offers in Excess of £750,000**

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Situated on the private Summerley Estate and within the boundaries of this seaside village is this **SUBSTANTIAL DETACHED FAMILY RESIDENCE**. Improved over the years the property has **uPVC framed double glazing, plus gas fired central heating**, but retains many of the original features giving it a 'cottage feel'.

Located within 150 yards of the beach, from a facilities point of view, the area is served by the village centre of Felpham, some 3/4 of a mile to the west, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Summerley Corner and Tesco Express nearby. Direct railway access to London Victoria and Gatwick is available from the main line station at Bognor.

Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. In the family for some 33 years, it is now time for another to enjoy – contact **May's** for an appointment to view, this could be your home for the next 30 years !

## ACCOMMODATION

### RECESSED PORCH:

part glazed door to LOBBY further part glazed door to:

### ENTRANCE HALL:

radiator; under-stairs storage cupboard.

### CLOAKROOM:

wash basin inset in vanity unit with storage beneath; low level W.C. with concealed cistern; radiator; tiled splash back.

### KITCHEN/BREAKFAST ROOM: 25' 0" x 10' 2" (7.61m x 3.10m)

KITCHEN SECTION 15'6 x 9'0 (over units) range of floor standing drawer and cupboard units having timber edged tiled worktop; tiled splash back and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine and dishwasher; decorative brick fireplace feature with plate racks above; integrated double oven; four burner gas hob with cooker hood above; fridge freezer recess; breakfast bar; walk in shelved larder cupboard; opening to: BREAKFAST ROOM 10'2 x 9'0 double radiator; uPVC framed double glazed door to side; glazed panelled door to:

### DINING ROOM: 15' 6" x 12' 9" (4.72m x 3.88m)

the former reducing to 11'6. A double aspect room south and east with double glazed sliding door to patio and garden; double radiator; wall light points; glazed panelled door to:

### SITTING ROOM: 24' 9" x 15' 0" (7.54m x 4.57m)

(overall measurements) double aspect south and west; central open fireplace with brick surround and hearth; exposed beam ceiling; two double radiators.

### F.F. LANDING:

with radiator plus trap hatch to roof space; walk in storage cupboard housing gas fired boiler.

### MASTER SUITE:

BEDROOM: 11'9 X 11'0 plus door recess, a double aspect room south and east with sea glimpse; double radiator; door to: EN-SUITE SHOWER ROOM: fully tiled; folding glazed cubicle and independent mixer; wash basin inset in vanity unit with twin cabinet beneath; heated towel rail; extractor fan.

### BEDROOM 2: 13' 4" x 10' 2" (4.06m x 3.10m)

plus door recess. Another double aspect room south and west with sea glimpse; twin double fitted wardrobe cupboard; double radiator.

### BEDROOM 3: 15' 0" x 8' 3" (4.57m x 2.51m)

double radiator.

### BEDROOM 4: 9' 10" x 8' 9" (2.99m x 2.66m)

an "L" shaped room with the former narrowing to 6'10. radiator.

### BATHROOM:

matching white suite comprising panelled bath having mixer tap and hand held shower attachment plus glazed shower screen; wash basin inset in vanity unit with storage cabinets beneath; fully tiled walls; heated towel rail.

### SEPERATE W.C.:

low level suit; radiator.

**Continued over.....**

## OUTSIDE AND GENERAL

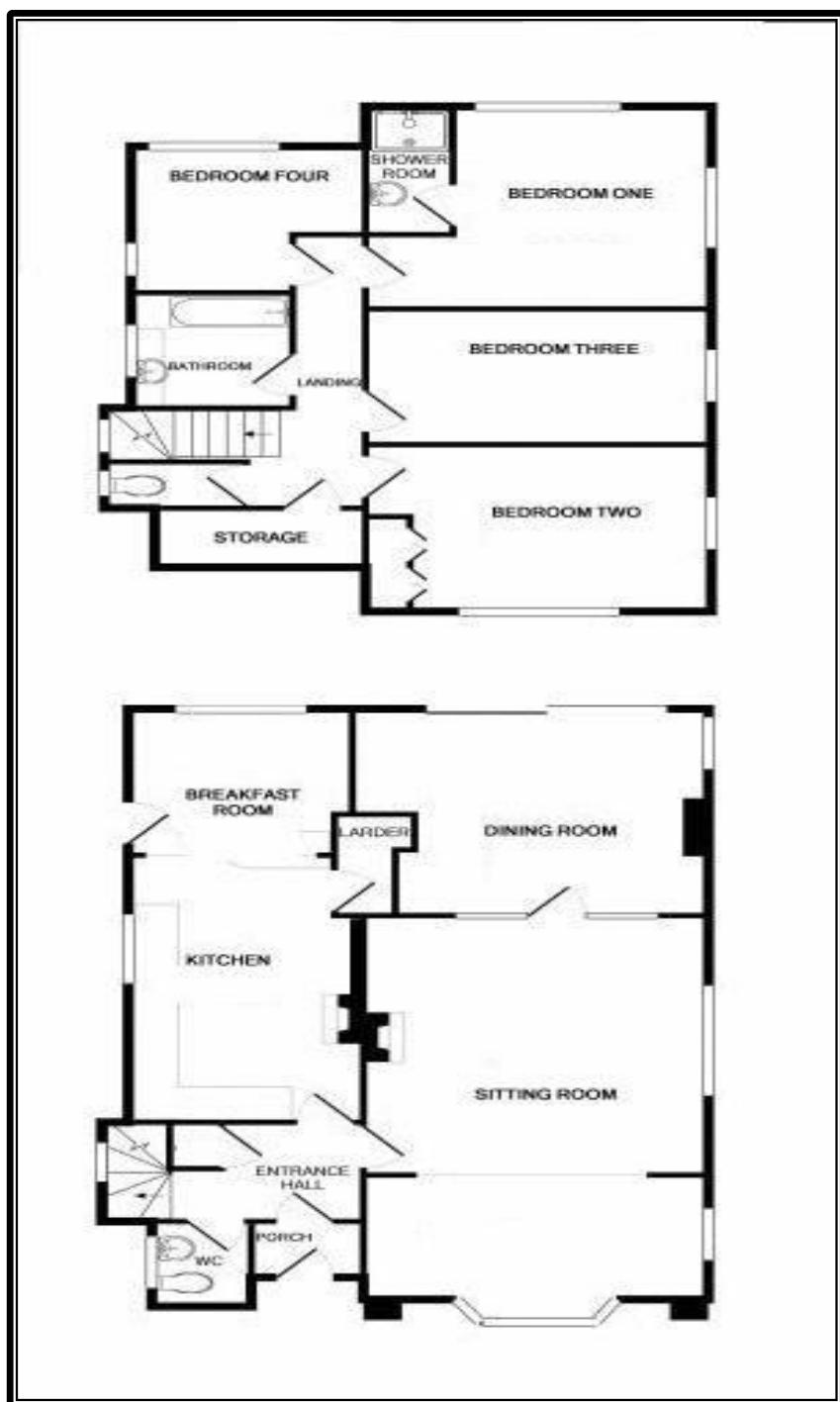
**GARAGE:** 15' 5" x 9' 0" (4.70m x 2.74m)

having power and light plus double side hung timber doors.

## GARDENS:

The REAR GARDEN faces east with an open southerly aspect and has a depth approaching 50ft and a similar width. The area is laid principally to lawn and surround by lapped timber fencing and shrub borders with a paved patio extending along the rear and side of the building. The area to the side providing potential for BOAT STORAGE. A tarmacadam driveway leads along the northern side of the property to the FRONT GARDEN which comprises shaped lawn plus 'in and out' driveway.

**Directions:** From May's village centre office proceed north to the Church turning right into Limmer Lane. From here proceed straight ahead until you enter the Summerley Estate. Take the first right into First Avenue where the property will be found on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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