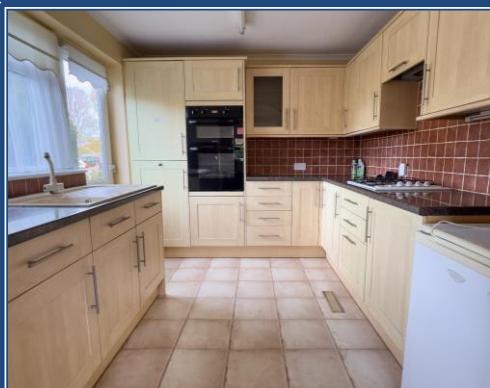


For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£325,000 Freehold**

**1 Wakefield Way**  
**Aldwick, Bognor Regis, PO21 3RS**

[www.maysagents.co.uk](http://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.

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Offering immediate vacant possession to the incoming purchasers is this **2 BEDROOM SEMI-DETACHED BUNGALOW** situated on a corner plot amidst property of a similar size and design. For sale with the benefit of **gas fired central heating and uPVC framed double glazing** the property could benefit from a degree of improvement but at the same time offers the opportunity to implant ones own style on the bungalow. Located mid-way between the villages of Rose Green and Aldwick, the property is well served with local facilities whilst Bognor Regis town centre with a range of more comprehensive shops and main line railway station lies some 1.5 miles to the east. Elsewhere the Cathedral City of Chichester is within some six miles, whilst approximately 10 miles to the North West one finds Goodwood with the race course, golf courses and motor circuit which is home to the annual Festival of Speed and The Revival. For even more facilities and entertainment centres the A27 provides ready access to Brighton in the East plus Portsmouth and Southampton to the West. If this description appeals to you, contact **May's** for an appointment to view - after all, you won't know unless you look inside!!

#### ACCOMMODATION

**uPVC framed double glazed door to:**

##### **ENTRANCE HALL:**

radiator; telephone point; trap hatch to roof space; two store cupboards; cupboard housing gas fired boiler.

**SITTING ROOM: 20' 6" x 12' 0" (6.24m x 3.65m)**

two radiators; T.V. aerial point; sliding double glazed door to:

**CONSERVATORY: 12' 3" x 9' 0" (3.73m x 2.74m)**

of aluminium framed single glazed construction; sliding door to garden.

##### **KITCHEN/DINING ROOM:**

**KITCHEN SECTION: 10' 0" x 8' 9" (3.05m x 2.66m)**

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs with matching wall mounted cabinets over; inset sink; eye level double oven; four burner gas hob; integrated washing machine; space for fridge freezer; double glazed door to side garden.

**DINING SECTION: 8' 9" x 7' 7" (2.66m x 2.31m)**

radiator; telephone point; T.V. aerial point.

**BEDROOM 1: 14' 9" x 9' 0" (4.49m x 2.74m)**

telephone point; radiator; airing cupboard with radiator and slatted shelving; built in double wardrobe.

**BEDROOM 2: 11' 9" x 8' 0" (3.58m x 2.44m)**

radiator.

##### **WET ROOM:**

fully tiled walls with electric shower; wash hand basin; electric heater.

##### **SEPERATE W.C.:**

close coupled W.C.; wash handbasin; radiator.

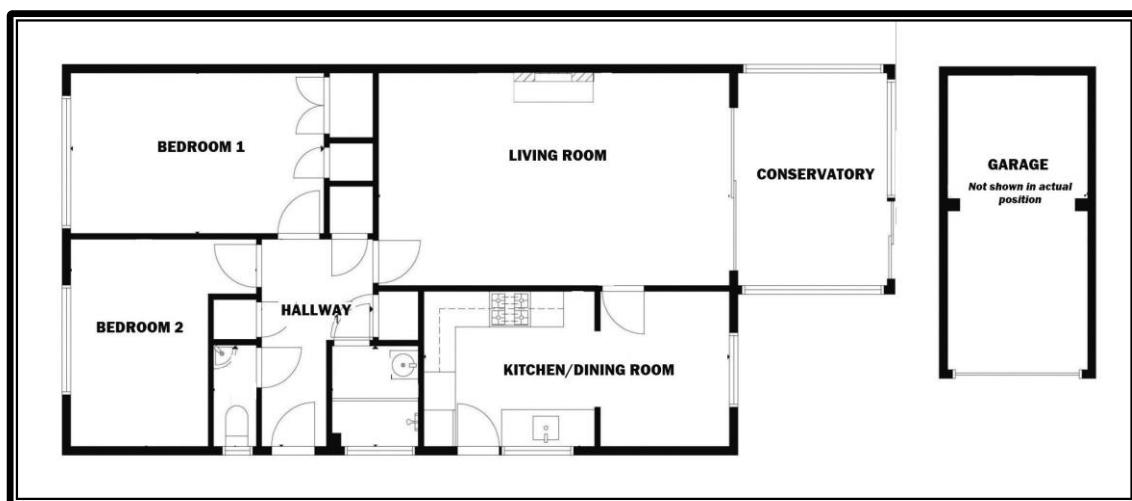
#### **OUTSIDE AND GENERAL**

##### **GARDENS:**

The REAR GARDEN has been laid principally to lawn with mature flower and shrub borders with gated rear access to driveway and garage, side access leads to the FRONT GARDEN which again has been laid to lawn surrounded by shrubs.

**GARAGE: 17' 0" x 8' 3" (5.18m x 2.51m)**

with metal up and over door; power and light.



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.