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



19 Kingsmead
Felpham, Bognor Regis,
PO22 7BD

£435,000 Freehold

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Situated within some **480 yards** of the safe bathing facilities found at Felpham Beach is this **CHARACTER DETACHED CHALET STYLE HOUSE**. Offering a flexible arrangement of 3/4 bedroom accommodation over two floors, there is a ground floor Bathroom, first floor Cloakroom plus an **en-suite** to the Master Bedroom. The property has the benefit of a **south westerly rear garden**, gas fired central heating, replacement uPVC framed double glazing and **off-street parking**. Located within the centre of Felpham village, with ready access to the historic city of Chichester. Record sunshine hours, the safe bathing facilities and the flat coastal plain all combine with the proximity of Brighton, and Portsmouth plus the South Downs National Park to enhance the popularity of the area, whilst the renowned Festival of Speed and Revival at Goodwood provide added highlights to the local social calendar. So what with the versatile accommodation, the proximity to Beach and village plus of course the position relative to the amenities, this must be a property that needs to be seen to be appreciated. If this description tempts you why not contact **May's** for an appointment to view - after all you won't know for certain unless you look inside !!

ACCOMMODATION

ENCLOSED PORCH:

Glazed panelled double doors; further stained glass, leaded light door to:

ENTRANCE HALL:

"Herring bone" wood block floor; radiator; understairs storage/meter cupboard; telephone point.

SITTING ROOM:

Of irregular shape with max meas of 15'6 x 14'6 into bay narrowing to 10'2. Central tiled open fireplace; 2 radiators; exposed beam.

DINING ROOM/ BEDROOM 4: 13' 0" x 12' 0" (3.96m x 3.65m)

narrowing to 10'0. Radiator; double aspect with "oriel" window to side; exposed beam.

GARDEN ROOM: 15' 0" x 12' 3" (4.57m x 3.73m)

A double aspect room with radiator; T.V. aerial point; exposed beam; wall light points; double glazed double doors to garden.

KITCHEN/ BREAKFAST ROOM: 16' 0" x 14' 0" (4.87m x 4.26m)

narrowing to 12'0 (maximum measurements over units). With a range of floor standing drawer and cupboard units having roll edge worktop above and matching wall mounted cabinets over; gas fired boiler; under unit appliance space; sink with mixer tap; breakfast bar; uPVC framed double glazed door to Garden.

SHOWER/ BATHROOM:

panelled bath having mixer tap and hand held shower attachment; pedestal wash basin; fully tiled shower enclosure with folding glazed door; recessed ceiling lights; extractor fan; remaining walls part tiled; "ladder" style heated towel rail.

SEPARATE W.C.:

Low level W.C.; radiator; recessed basin with tiled surround.

FIRST FLOOR

BEDROOM 1

Of irregular shape with max meas of 16' x 9'0. Fitted wardrobes; radiator.

EN-SUITE:

Comprising of panelled bath with electric shower and curtain rail; W.C.; and wash basin.

BEDROOM 2: 14' 0" x 9' 3" (4.26m x 2.82m)

Into sloping ceiling to face of fitted wardrobes.

BEDROOM 3

"L" shaped with max meas of 13'6 x 12'0 the former narrowing to 7'0.

CLOAKROOM:

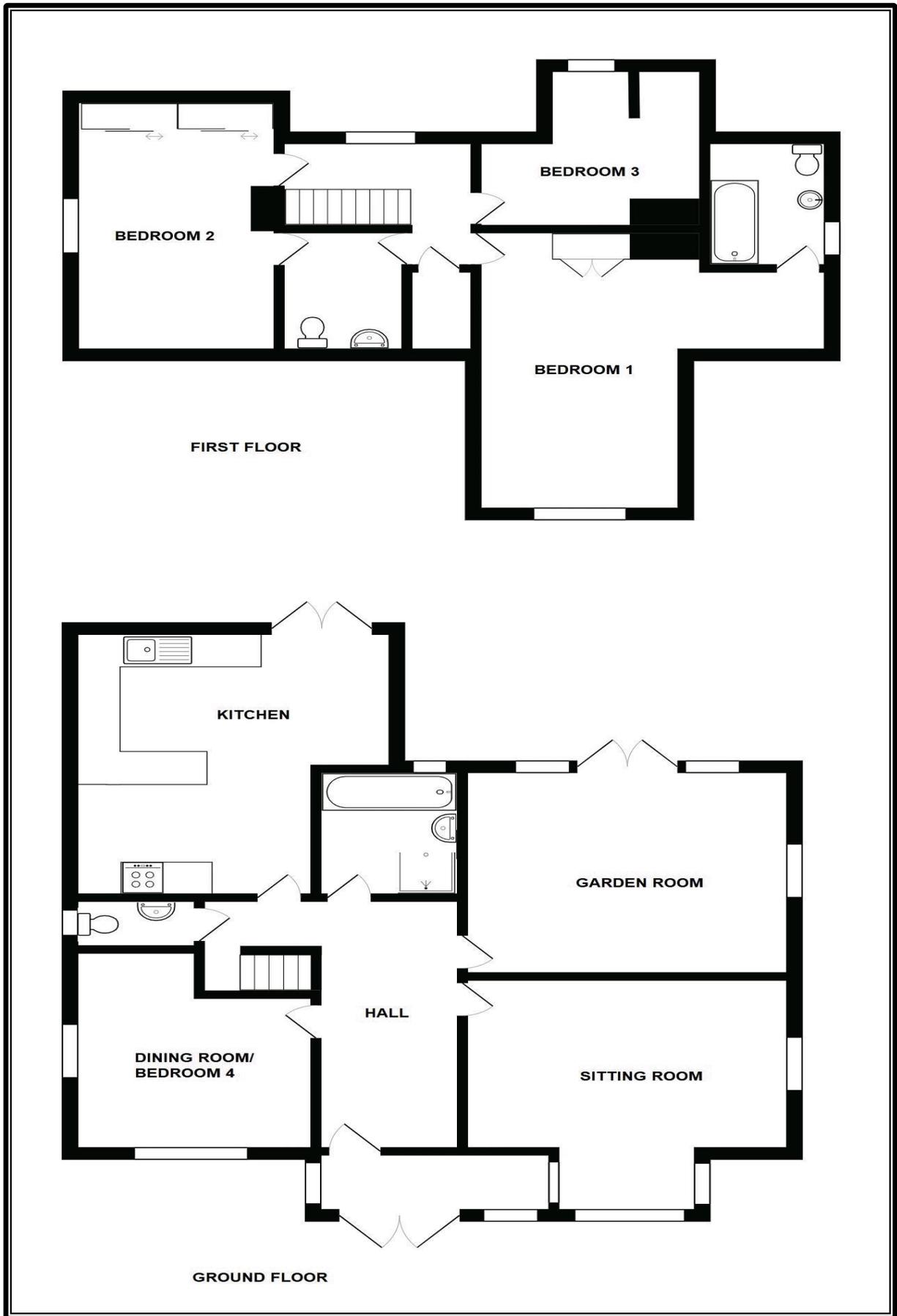
W.C.; washbasin inset in vanity unit with twin cabinet beneath.

OUTSIDE & GENERAL

GARDENS:

The Rear Garden faces roughly south/west and has a maximum width extending to approximately 51 ft and a depth of some 30 ft or thereabouts. The area is laid principally to shaped lawn with rose, flower and shrub borders plus patio areas with a variety of surfaces. **BLOCK BUILT GARDEN STORE:** 13'0 x 6'9. A gate leads to the Front Garden which has been laid principally to driveway, having flower and shrub borders, plus dwarf brick wall to front boundary.

Directions: From May's village centre office, proceed west towards Bognor taking the second right into Kingsmead, where the property will be seen on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.