



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£375,000**

**1 Thompson Road**  
**, Bognor Regis, PO22 7UG**

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There are many reasons for people to move into Middleton - the flat coastal plain, ease of access to the busier cities of Chichester, Portsmouth, Brighton and Bognor Regis plus of course the proximity of the sea ! Add to this the well known temperate climate, the South Downs National Park and the huge variety of sporting facilities close at hand and the reasons become clearer. So if you are tempted by all of these features why not take a look at this **END TERRACE COTTAGE**, located on a private estate less than 100 yards from the beach and within 1/2 a mile of local shops. Offered for sale with both **gas fired central heating and uPVC framed double glazing**, the property also benefits from the addition of a **double glazed Conservatory, ground floor Cloakroom, replacement Kitchen and Bathroom** providing sufficient incentive to contact **May's** for an appointment to view - after all, you need to look inside to appreciate what is on offer.

## ACCOMMODATION

### COVERED PORCH:

With double glazed, leaded light door to:

### ENTRANCE HALL:

Radiator; door to:

### CLOAKROOM:

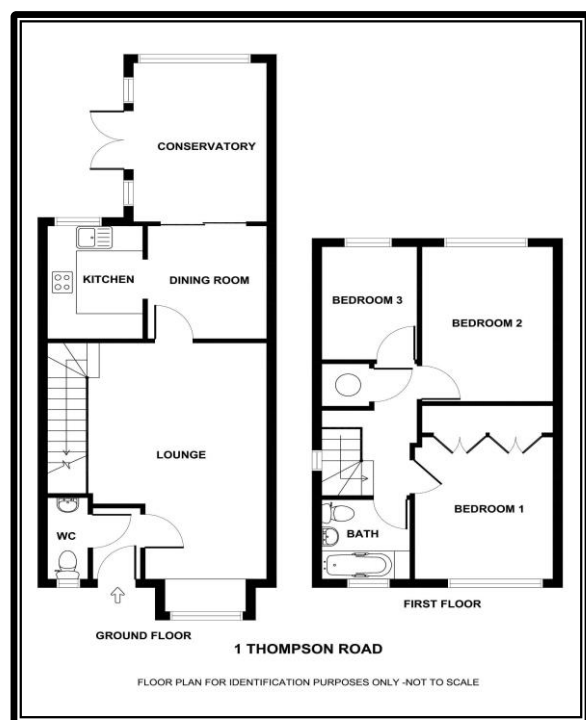
Low level W.C.; wash basin inset in vanity unit with twin cabinets beneath.

### SITTING ROOM: 16' 6" x 15' 2" (5.03m x 4.62m)

Maximum measurements in 'T' shaped room incorporating staircase. Double and single radiator; T.V. aerial point; understairs recess; door to:

### DINING ROOM: 9' 0" x 8' 0" (2.74m x 2.44m)

Double radiator; archway opening to:



### KITCHEN: 8' 9" x 6' 9" (2.66m x 2.06m)

(max meas over units) Range of floor standing drawer and cupboard units with worktop above; tiled splash backs and wall mounted cabinets over; inset sink with drainer; integrated oven; four burner gas hob; space and plumbing for automatic washing machine; integrated fridge and freezer; filter hood; cupboard housing gas fired combi boiler.

### CONSERVATORY: 12' 0" x 7' 0" (3.65m x 2.13m)

Of uPVC framed double glazed construction on brick plinth having pitched insulated polycarbonate roof; double doors to patio and garden.

### LANDING:

Trap hatch to roof space; airing cupboard housing radiator plus slatted shelving.

### BEDROOM 1: 11' 2" x 8' 10" (3.40m x 2.69m)

With twin double built in wardrobe cupboards; radiator; TV aerial point.

### BEDROOM 2: 12' 2" x 8' 6" (3.71m x 2.59m)

Radiator.

### BEDROOM 3: 9' 0" x 6' 6" (2.74m x 1.98m)

Radiator.

### BATHROOM/W.C.: 6' 4" x 6' 0" (1.93m x 1.83m)

Matching suite of panelled bath having mixer tap and hand held shower attachment and rainfall shower over; wash basin set in vanity unit with twin cabinets beneath; low level W.C.; radiator; tiled splash backs; extractor fan; shaver point

### GARDENS:

The **REAR GARDEN** faces roughly east and extends to a maximum depth of some 32 ft and a width of 20 ft or thereabouts. The area is laid to a combination of shaped lawn and paved patio, all surrounded by matured, shrubs, roses and flowers. A path leads along the side of the property to the **FRONT GARDEN** which is again laid to lawn with pathway to:

### GARAGE: 17' 6" x 8' 2" (5.33m x 2.49m)

Being the centre of three, and having metal up and over door, plus pitched roof.

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. □