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



12 Walsham Close
Felpham, Bognor Regis,
PO22 8EP

£435,000 Freehold

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From the roadside this **DETACHED BUNGALOW** looks very much like the others in the cul-de-sac, but in this case it is the garden that sets it apart from the 'crowd'. Sitting in a corner position the property benefits from a triangular shaped plot (78 ft x 115 ft maximum measurements) having a southerly aspect with the garden carefully tended over the years. Inside the property has been updated over time and offers **gas fired central heating plus uPVC framed double glazing, soffits and fascia**. The 2 double bedrooms complement the **22 ft Living Room**, whilst for the DIY enthusiast there is the **23 ft Garage/Workshop** in which to pursue ones hobbies. So if a garden is a priority then this bungalow should be high on your list of choices. Telephone **May's** for an appointment to view - the property is well worth a visit.

ACCOMMODATION

ENCLOSED PORCH:

With double glazed leaded light door and side panel.

ENTRANCE HALL

Airing cupboard; cloaks hanging cupboard; trap hatch and loft ladder to boarded roof space.

LOUNGE/DINING ROOM:

"L" shaped with maximum measurements of 22'0" x 14'4" narrowing to 11'0" in Dining Section. A double aspect room, south and east, timber fireplace surround with fitted gas fire (not tested); double glazed double doors to Garden; electrically operated sun blind; double radiator; telephone point; T.V. aerial point.

KITCHEN: 10' 6" x 8' 2" (3.20m x 2.49m) (max over units). Floor standing drawer and cupboard units with laminate worktop above and wall mounted cabinets over; larder cupboard; tiled

splash backs; polycarbonate sink unit; radiator; gas fired boiler; appliance space; double glazed door to:

COVERED LOBBY

Doors to front, rear and Garage.

BEDROOM 1: 14' 0" x 11' 4" (4.26m x 3.45m)

Double radiator; range of fitted wardrobe cupboards.

BEDROOM 2: 11' 2" x 10' 10" (3.40m x 3.30m)

Double radiator; range of fitted wardrobe cupboards and matching drawer/cupboard unit.

BATH/SHOWER ROOM:

Panelled bath; wash basin inset in vanity unit; corner shower cubicle; Low level W.C; shaver point; radiator; fully tiled walls.

Cont.....

OUTSIDE AND GENERAL

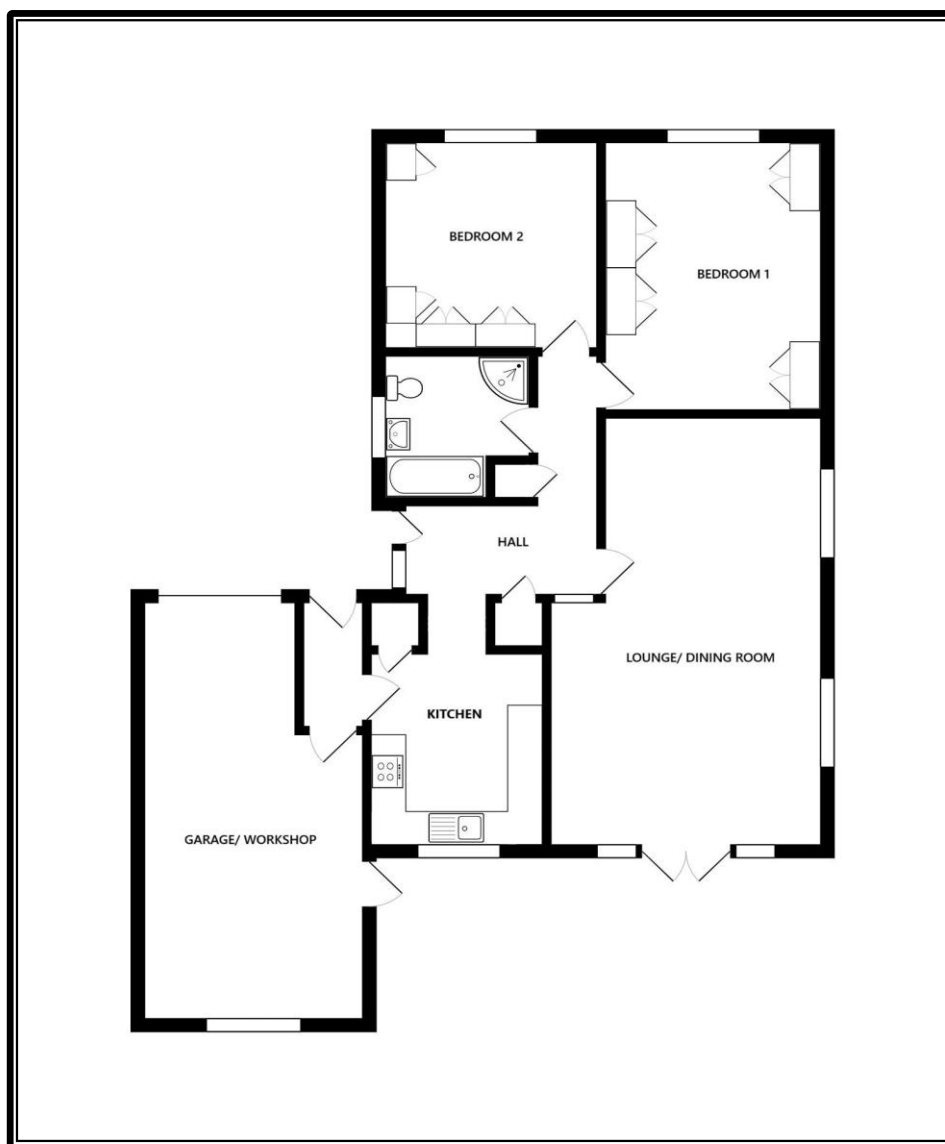
GARAGE/WORKSHOP: 23' 0" x 14' 6" (7.01m x 4.42m)

Overall maximum measurements narrowing to 11'10" and again to 8'0". Power and light; space and plumbing for washing machine; metal up and over door; personal door to:

GARDENS

The **Rear Garden** is a major feature of the property which is located on a roughly triangular shaped plot, widening to the rear. The maximum width at the rear extends to approximately 115 ft with the maximum depth along the side of the property of some 78 ft or thereabouts. The area is laid mainly to lawn with flower, rose and shrub borders, plus vegetable beds all bounded in the main by lapped timber fencing. A gate provides access to the Front **Garden** which is again laid to lawn and of open plan design, with driveway to **Garage**.

TIMBER SUMMER HOUSE TIMBER GARDEN SHED ALUMINIUM FRAMED GREENHOUSE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.