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



15 Manor Close
Felpham, Bognor Regis,
PO227PN

£695,000 Freehold

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'I stood in the Streams of Heaven's bright beams, and Saw Felpham sweet Beneath by bright feet' - so said **William Blake**, poet and mystic, and certainly an individual who knew how to describe a special atmosphere when he saw one !! Built by Bailleys, a local builder of some repute and situated in one of the most popular residential locations in this seaside village, this **GENEROUSLY PROPORTIONED DETACHED FAMILY HOUSE** offers the combination of a spacious accommodation, with the proximity of the village centre and associated amenities. A good range of local shops, primary and secondary school facilities and of course the beach all add to the benefits associated with the position.

Internally, there is **gas fired central heating, uPVC framed double glazing, and en-suite Shower Room** to the main bedroom, plus oak strip flooring, whilst outside the **south facing garden extends to a depth of some 105 ft** . So if the location alone is not enough to seal a purchase, internal inspection must surely underscore that decision. For an appointment to view and ensure your opportunity to acquire a very special property, telephone **May's** - hopefully you will be as impressed as this writer !

ENTRANCE PORCH:

With leaded light doors and windows' plus quarry tiled floor. Further oak door to:

RECEPTION HALL: 13' 9" x 7' 4" (4.19m x 2.23m)

to staircase. Oak strip floor; radiator; understairs storage cupboard.

CLOAKROOM:

Low level W.C.; corner wash basin; electrically heated towel rail.

DINING ROOM: 16' 6" x 13' 10" (5.03m x 4.21m)

the former into wide bay; a double aspect room with radiator' fitted bookshelves; fitted gas fire (not tested).

SITTING ROOM: 17' 0" x 15' 6" (5.18m x 4.72m)

narrowing to chimney breast with fitted 'living flame' gas fire (not tested)' flanked by built in bookshelves; 2 radiators; double aspect south and east with views over the garden; one wall timber panelled; wall light points; uPVC framed double glazed door to patio and garden.

BREAKFAST ROOM/STUDY: 15' 0" x 9' 3" (4.57m x 2.82m)

narrowing to 8'9. Radiator; high and low shelved storage cupboards; radiator.

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

(maximum measurements over units). range of floor standing drawer and cupboard units having worktop, tiled splash backs and wall mounted cabinets above;

inset stainless steel sink; space and plumbing for washing machine and dishwasher; recess housing more units and space for both oven and fridge/freezer; radiator; uPVC framed double glazed door to side.

LANDING:

A spacious area with airing cupboard plus walk in hanging cupboard; trap hatch to roof space.

BEDROOM 1: 17' 0" x 15' 9" (5.18m x 4.80m)

(overall maximum measurement). reducing to fitted wardrobe cupboards and incorporating:

EN-SUITE SHOWER/W.C.

with tiled cubicle, pedestal wash basin and low level W.C.; extractor fan; radiator;

BEDROOM 2: 17' 9" x 14' 3" (5.41m x 4.34m)

A double aspect room with cupboard housing wash basin with storage above; further built in wardrobe store; 2 radiators.

BEDROOM 3: 13' 0" x 11' 0" (3.96m x 3.35m)

narrowing to 9'6. Radiator.

BEDROOM 4: 13' 6" x 8' 4" (4.11m x 2.54m)

narrowing to built in wardrobe cupboard. radiator; fitted shelving.

BATHROOM/W.C.:

Coloured suite of panelled bath; pedestal wash basin; low level W.C.; part tiled walls; combination radiator/heated towel rail;. fan assisted convector heater.

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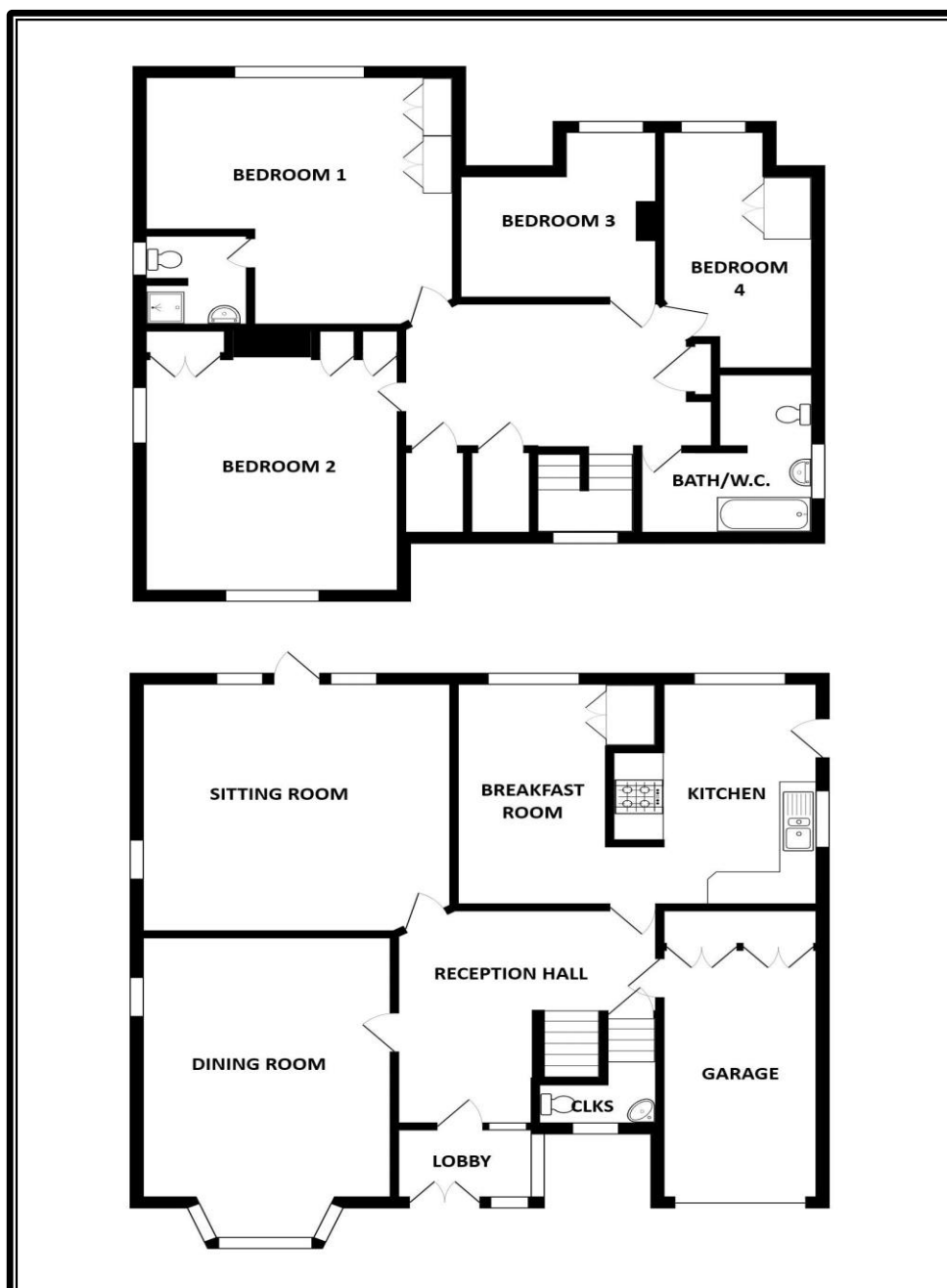
OUTSIDE AND GENERAL

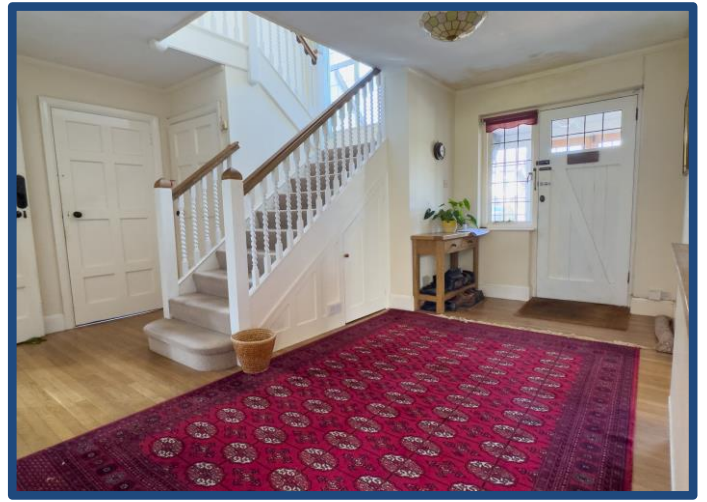
GARAGE: 15' 3" x 8' 7" (4.64m x 2.61m)

With tri-fold timber doors; power and light; concealed workshop area; personal door to Hall.

GARDENS:

The **REAR GARDEN** faces roughly south and has a depth approaching 105 ft with a width approaching 55 ft or thereabouts. The area is laid mainly to lawn surrounded by flower and shrub orders, with a 'wild' area to the rear, concealing a **TIMBER GARDEN STORE**. A further **TIMBER SHED** sits to one side whilst a path leads via a gate to the **FRONT GARDEN** which has been laid to a **TARMACADAM IN AND OUT DRIVEWAY** proving parking for a number of vehicles.





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