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



Sea Tang 128 Limmer Lane
Felpham, Bognor Regis,
PO22 7LR

£1,100,000 Freehold

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This **INDIVIDUALLY DESIGNED BEACH-SIDE RESIDENCE** though over recent years, somewhat neglected, now offers the new buyer tremendous opportunity to create something very special. With all main rooms facing south, the property offers stunning views of the sea and surrounding coastline where on a clear day one can see **Selsey Bill and the Isle of Wight** beyond. Situated on the private Summerley Estate, with a frontage of approximately 80 ft, this house has spacious and versatile accommodation which requires internal inspection to fully appreciate the opportunity offered.

From a facilities point of view, the area is served by the village centre of Felpham, some 3/4 of a mile to the west, and Bognor Regis town centre some 1.5 miles further on. Major retailers such as Tesco, M and S, plus Sainsbury's are all within ready access, whilst more local shopping can be found at Summerley Corner and Tesco Express nearby. Direct railway access to London Victoria is available from the main line station at Bognor. Apart from the direct access to the seaside, the leisure options of the South Downs National Park lie within 10 miles, whilst the historical centres of Arundel and Chichester prove another local draw. For an opportunity to acquire this fine seaside residence, why not contact **May's** for an appointment to view.

COVERED PORCH: with uPVC framed door to:	reducing to 9'6 to shelved and hanging cupboard; two radiators; door to:
ENTRANCE LOBBY: with double aspect, south and west having radiator, and door to:	EN-SUITE/BATHROOM/W.C.: 8' 0" x 6' 7" (2.44m x 2.01m) panelled bath with mixer tap and hand held shower attachment; wash basin inset in vanity unit; low level W.C.; radiator; built in medicine cabinet; shaver point.
CLOAKROOM: with wash hand basin inset in vanity unit; radiator; further door to:	KITCHEN: 11' 6" x 9' 3" (3.50m x 2.82m) (maximum measurements over units) floor standing drawer and cupboard units with roll edge worktop, tiled splash back and matching wall mounted cabinets over; inset double bowl stainless steel sink; space for range cooker having cooker hood over; cupboard housing lagged hot water cylinder with fitted immersion heater;
SEPARATE W.C.: with low level suite.	SHELVED LOBBY currently housing American style fridge freezer; glazed door to:
INNER HALL: under stairs storage cupboard; radiator; door to:	REAR LOBBY: with radiator and door to larder cupboard having space and plumbing for automatic washing machine; water softener and fitted shelving; further glazed door to REAR PORCH.
DINING ROOM: 15' 3" x 11' 6" (4.64m x 3.50m) the former into wide bay. Another double aspect room south and west with radiator.	BREAKFAST ROOM: 10' 1" x 9' 6" (3.07m x 2.89m) shelved storage cupboards; recess housing "Potterton Kingfisher" gas fired boiler; high level storage cabinets.
DRAWING ROOM: 16' 0" x 15' 2" (4.87m x 4.62m) central Minster fireplace; two radiators; T.V. aerial point; archway opening to:	F.F. LANDING: shelved linen cupboard; 2 radiators.
CONSERVATORY: 14' 10" x 10' 8" (4.52m x 3.25m) a south facing room of uPVC framed double glazed construction on rendered block plinth with glazed double doors to patio and garden.	
G.F. BEDROOM: 15' 6" x 11' 4" (4.72m x 4.06m)	

SEPARATE W.C.:

low level suite.

BEDROOM 1: 21' 4" x 10' 9" (6.50m x 3.27m)

the former into bay. A double aspect room south and east with extensive sea views; range of built in wardrobe cupboards and dresser unit; fitted shelving; two radiators; door to:

EN-SUITE BATH/SHOWER ROOM: 13' 6" x 5' 8" (4.11m x 1.73m)

panelled bath; wash basin inset in vanity unit; low level W.C.; corner shower cubicle with electric unit; radiator; fitted medicine cabinet with over head lighting.

BEDROOM 2: 15' 6" x 12' 6" (4.72m x 3.81m)

into bay. A double aspect room south and west with extensive sea views; double built in wardrobe cupboard; sealed Adam style fireplace; radiator.

BEDROOM 3: 16' 0" x 11' 2" (4.87m x 3.40m)

south facing room with extensive sea views and uPVC framed double glazed double doors providing access to **BALCONY overlooking the Sea**; shelving; radiator.

BEDROOM 4/STUDY: 12' 3" x 9' 6" (3.73m x 2.89m)

the former reducing to 10'6. Storage unit with worktop and inset stainless steel sink.

FAMILY BATHROOM:

with panelled corner bath having electric shower unit; curtain and rail; wash basin inset in vanity unit; low level W.C.; fitted medicine cabinet with over head lighting; heated towel rail; extractor fan.

spiral stair case to:**LOFT ROOM:**

door to **LOBBY** leading to:

ROOM 1: 15' 3" x 11' 9" (4.64m x 3.58m)

the former into sloping ceilings; roof lights providing sea views; T.V. aerial point; door to:

ROOM 2: 12' 0" x 7' 6" (3.65m x 2.28m)

into sloping ceiling; access to eaves; roof light with sea view.

ROOM 3: 13' 6" x 7' 6" (4.11m x 2.28m)

into sloping ceiling; roof light with sea views; access to eaves.

OUTSIDE AND GENERAL**GARAGE:** 22' 0" x 20' 0" (6.70m x 6.09m)

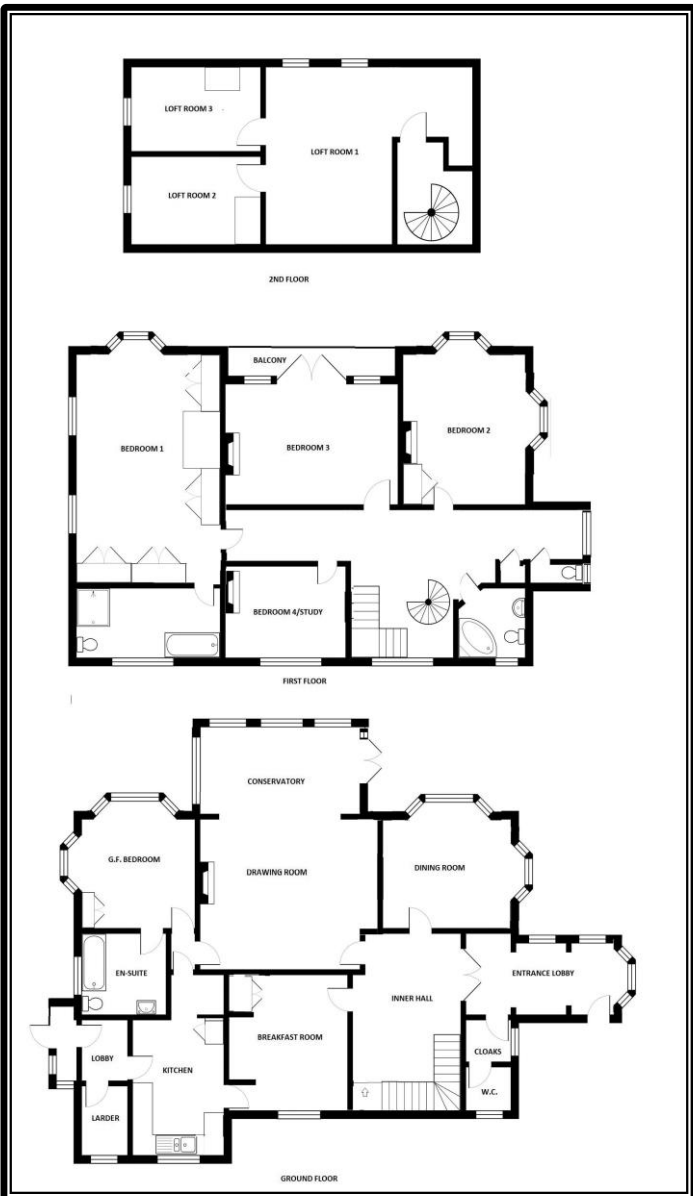
(maximum measurements) with electrically operated up and over door; power and light; personal door to side.

GARDENS

The gardens surround the property on three sides and have been landscaped to provide several areas of raised bed, borders and patio areas, that to the south with gate providing access to the promenade and beach beyond. To the western side of the property is a lawned area again bounded by raised borders and flint wall, leading in turn to a work area with ALUMINIUM FRAMED GREENHOUSE and TIMBER POTTING SHED with paved areas leading into a

PAVED HARDSTANDING providing parking for a number of vehicles.

Various TIMBER GARDEN STORES.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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.