



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

Offers in Excess of £375,000 Freehold

32 Ley Road

Felpham, Bognor Regis, PO22 7HU

www.maysagents.co.uk



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Location, location, location, as the title of the well know property show says, finding the right property is all about its location and with this particular **DETACHED BUNGALOW**, you'll struggle to find better. Situated in one of the more popular residential roads on the south side of Felpham it lies within 3/4 mile of the village centre and even less to the Beach, with a post office and convenience store just over 350 yards away. In need of some modernisation, but boasting a **replacement gas fired central heating system**, the property has a south facing Living Room and **2 double Bedrooms**, offering scope to mould to your own needs and wants, so why not take a look for yourself. Contact **May's** for an appointment to view and see how you could benefit from the location and opportunity the bungalow offers.

Directions: From May's village centre office, proceed north to the traffic lights turning right into Felpham Way. From here take the first right into Ley Road, where the property will be seen on the left.

ACCOMMODATION

ENTRANCE HALL:

meter cupboard, telephone point; radiator. trap hatch to roof space with loft ladder, storage cupboard with slatted shelving and radiator.

SITTING ROOM: 19' 10" x 11' 6" (6.04m x 3.50m)

(Maximum measurements) double aspect room with exposed brick chimney breast and surround, quarry tiled hearth, radiator, T.V. aerial point; telephone point, double glazed door to front garden, glazed door to:

KITCHEN: 12' 8" x 9' 8" (3.86m x 2.94m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop above and matching wall mounted cabinets over, tiled splash backs; ceramic sink, built in cupboard housing gas fired boiler combination boiler, double glazed door to side.

BEDROOM 1: 15' 2" x 9' 8" (4.62m x 2.94m)

Double aspect room, radiator.

BEDROOM 2: 11' 10" x 9' 8" (3.60m x 2.94m)

Double aspect room, radiator, T.V. Aerial point.

BATHROOM:

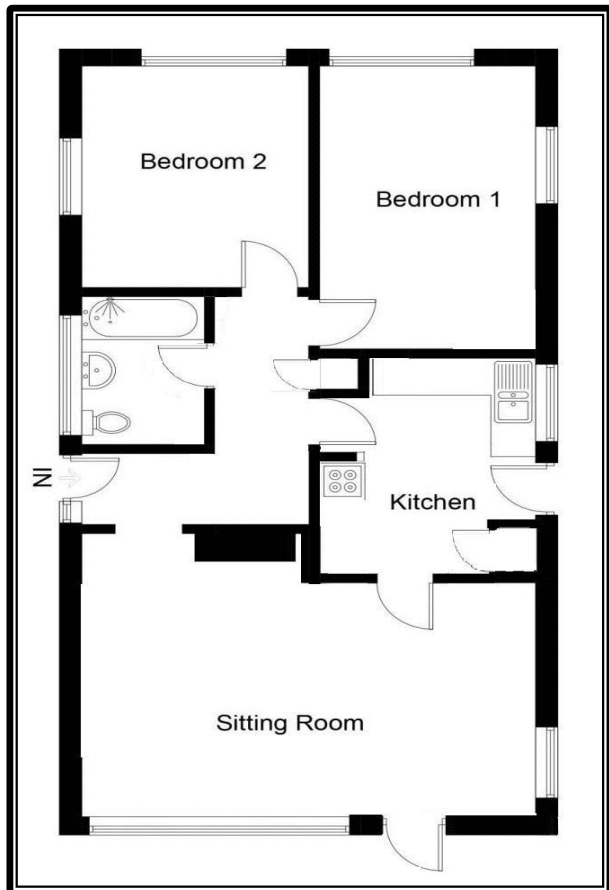
Matching suite of panelled bath with mixer tap and hand held shower attachment, fully tiled surround plus electric shower, pedestal wash basin; low level W.C.; radiator; extractor fan.

OUTSIDE & GENERAL

GARDENS:

A tarmacadam drive way leads along the side of the property to the garage. The front garden is laid principally to lawn with flower and shrub borders, a dwarf block wall forms the front boundary. The rear garden has a width of some 30ft and a depth extending to approximately 80ft or thereabouts. The area is again laid principally to shaped lawn with well stocked flower and shrub borders

GARAGE: 17' 0" x 13' 0" (5.18m x 3.96m)



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.