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



**7 South Road**  
**Felpham, Bognor Regis,**  
**PO22 8EE**

**£695,000 Freehold**

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In an area renowned for the later life benefits of the flat coastal plain, the temperate climate and indeed the large numbers of modern bungalows available, it is rare to find a combination of quality, location, space and individuality. However, with this **FINE DETACHED BUNGALOW** you get just that. Situated at the head of this well established residential cul-de-sac, the property occupies a roughly triangular shaped plot, widening to the south and rear extending to just **over 1/4 of an acre**, which provides not only space, but a feeling of privacy too. Modernised over the years, the property has **gas fired central heating, replacement uPVC double glazing and cavity wall insulation** whilst the **Kitchen and bathroom units have also been replaced**. Add to this the installation of **photo-voltaic cells generating a substantial income** and one has a individual property having style and space, certainly worth an internal inspection to fully appreciate the benefits offered. Contact **May's** for an appointment to view to see why this agent was so impressed.

## ACCOMMODATION

### **COVERED PORCH:**

With quarry tiled floor and leaded light 'stable' door to:

**RECEPTION HALL:** 20' 6" x 13' 7" (6.24m x 4.14m) maximum measurements, narrowing to a minimum of 6'0. 2 radiators; cloaks storage/meter cupboard; feature fireplace opening with gas fired 'log burner'.

### **CLOAKROOM:**

Close coupled W.C. with concealed cistern; wash basin with tiled splash back.

### **LIVING ROOM:** 20' 0" x 17' 3" (6.09m x 5.25m)

A south facing room with views over the garden plus feature fireplace sharing the same gas fired 'log burner' as the Hall; 2 radiators; TV aerial point; double glazed door to patio and garden; door to:

### **KITCHEN/BREAKFAST ROOM:** 21' 0" x 9' 2" (6.40m x 2.79m)

maximum measurements over units. Range of floor standing drawer and cupboard units having timber worktops, tiled splash backs and matching cabinets over; inset porcelain inset sink unit with adjacent 'hot tap'; integrated appliances incorporating double oven, ceramic hob with cooker hood over, dishwasher, fridge and concealed microwave; BREAKFAST BAR; radiator; doors to both enclosed courtyard are, the other to patio and Garden; under floor heating; further door to:

### **UTILITY ROOM:** 9' 3" x 4' 8" (2.82m x 1.42m)

maximum measurements. Work top area with storage cupboard plus space for washing machine and tumble drier beneath; space for fridge/freezer; wall mounted gas fired boiler; high level shelving; radiator.

### **BEDROOM 1:** 15' 9" x 11' 4" (4.80m x 3.45m)

the former into wide bay. Range of built in wardrobe cupboards; radiator; feature twin leaded light porthole windows.

### **BEDROOM 2:** 12' 10" x 12' 8" (3.91m x 3.86m)

narrowing to 8'8. Built in wardrobe cupboards; radiator.

### **BEDROOM 3/DINING ROOM:** 15' 6" x 11' 0" (4.72m x 3.35m)

the former into wide bay. Radiator.

### **BATH/SHOWER ROOM:** 12' 7" x 6' 10" (3.83m x 2.08m)

A fully tiled room with modern suite of panelled bath; close coupled W.C., bidet both housed in fitted storage units; wash basin; walk-in shower cubicle with independent mixer and multiple shower heads; illuminated mirror; recessed ceiling lights; extractor fan; under floor heating; heated towel rail.

## OUTSIDE AND GENERAL

### **GARAGE:** 22' 0" x 9' 0" (6.70m x 2.74m)

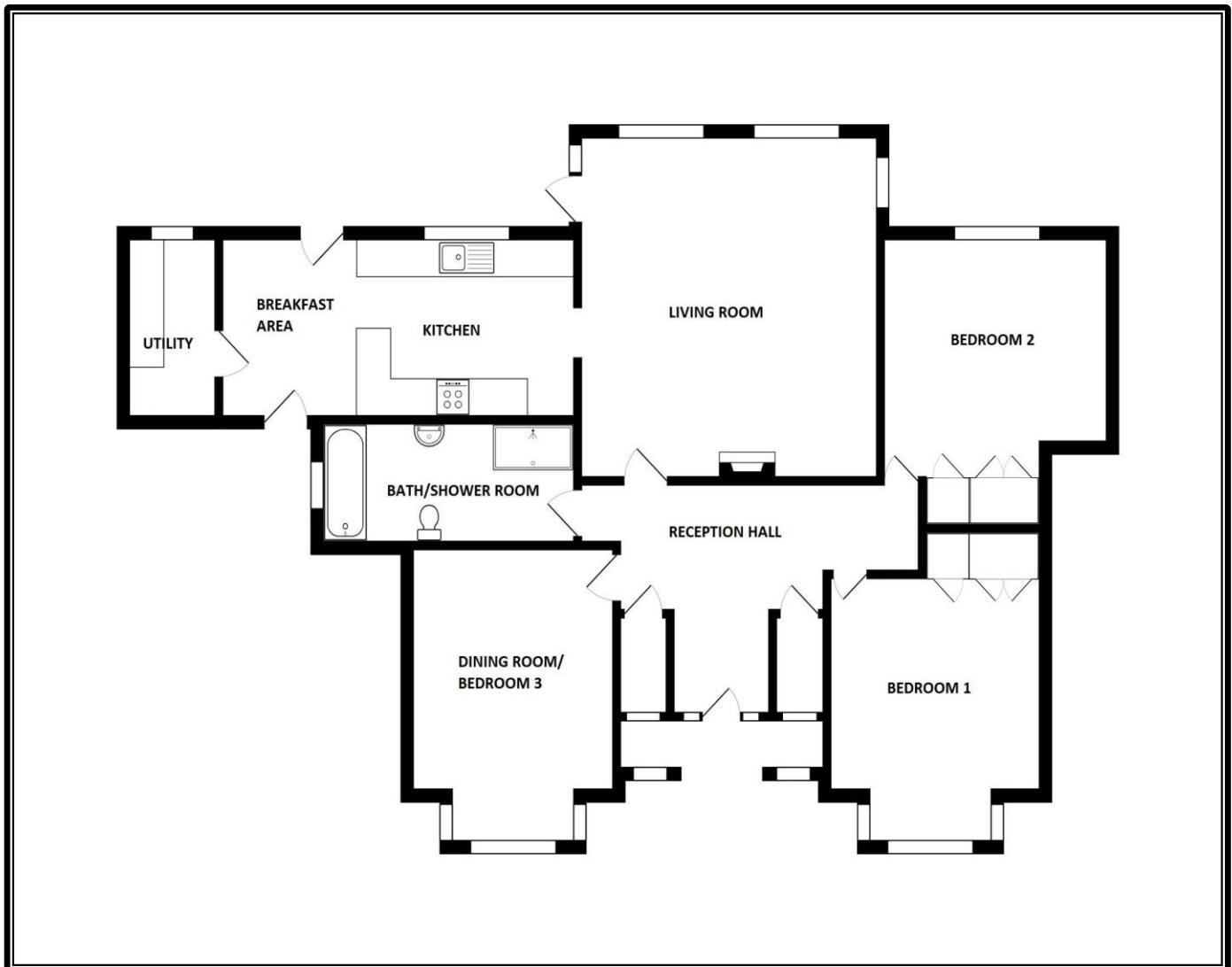
With metal up and over electrically operated door; power and light; personal door to courtyard.

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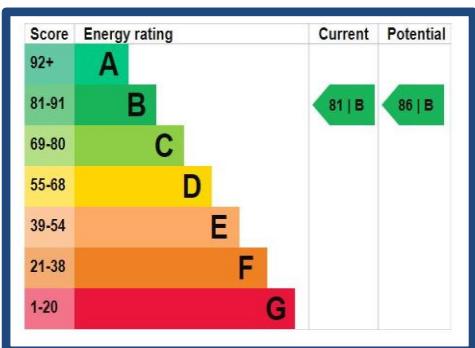
## GARDENS:

The property sits on a plot measuring some .26 of an acre with the gardens being a particular feature. The **REAR GARDEN** faces roughly south offering surprisingly private aspects and is almost triangular in shape being laid primarily to lawn and enclosed by lapped timber fencing. A number of matured shrubs, plus willow and conifer provide variety whilst a grassed pathway leads via a gateway to a shortcut to the village and Church. A **TIMBER SUMMER HOUSE** forms a central feature, along with a '**PIXIE HOUSE**' whilst three **TIMBER GARDEN SHEDS** provide plenty of storage options. Adjoining the bungalow is a paved patio which extends around the side allowing access via double gates to:

The **FRONT GARDEN** which is laid to a combination of tarmacadam driveway and parking areas, plus inset lawn beds. A raised brick bed forms the boundary to the front.



Floor Area – 104 sq m.



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