

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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

Offers in Excess of £280,000 Freehold

85a Felpham Road
Felpham, Bognor Regis, PO22 7PF

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

"Sussex is certainly a happy place and Felpham in particular is the sweetest spot on earth," wrote William Blake (poet and mystic, 1757–1827) – and who could argue with his description? If village centre life is your aim, this end terrace period house might just be for you. Forming part of a larger residence, separated some 18 years ago, and **located right in the heart of Felpham village**, the property offers ready access to local amenities including the beach, shops, church, and a selection of pubs. A **sheltered garden, gas fired central heating, and double glazing** are additional features that add to the potential attractions of this charming home, which truly requires internal inspection to fully appreciate its character. Contact **May's** to arrange a viewing

ACCOMMODATION

glazed door to:

ENTRANCE HALL:

radiator; two understairs cupboards.

KITCHEN: 11' 10" x 10' 0" (3.60m x 3.05m)

(maximum measurements over units) range of floor standing drawer and cupboard units with woodblock worktop; tiled splash backs and matching wall mounted cabinets over; Belfast sink; space and plumbing for washing machine; electric oven; four burner gas hob with extractor fan over; "Smeg" fridge freezer; radiator; cupboard housing "Worcester" gas fired combination boiler; glazed door to rear garden.

SITTING ROOM: 14' 6" x 11' 9" (4.42m x 3.58m)

(maximum measurements) fire place with surround; radiator; T.V. aerial point.

G.F. CLOAKROOM:

wash hand basin inset in vanity unit with cabinet beneath; close couple W.C.; radiator.

F.F. LANDING:

airing cupboard with slatted shelving; radiator.

BEDROOM 1: 14' 6" x 11' 9" (4.42m x 3.58m)

(maximum measurements) dual aspect room; radiator.

BEDROOM 2: 11' 9" x 7' 3" (3.58m x 2.21m)

(maximum measurements) fireplace; radiator.

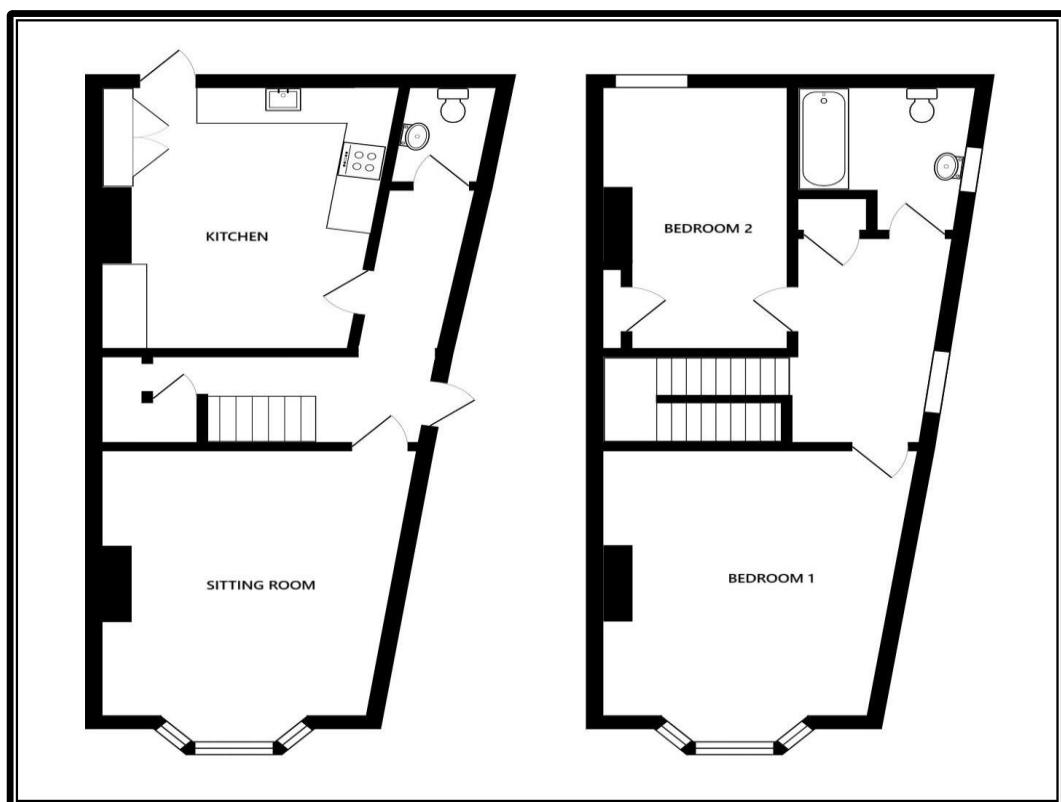
BATHROOM:

matching suite comprising panelled bath with mixer tap and independent shower above; glazed screen; part tiled walls; extractor; close coupled W.C.; pedestal wash hand basin with twin cabinets beneath; radiator.

OUTSIDE AND GENERAL

GARDEN:

The rear garden has been laid to composite decking with a bin store to the rear.



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.