



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



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"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.