



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Offers in the Region Of £289,000 Freehold

53 Blackthorn Avenue
Felpham, Bognor Regis, PO22 8GA

www.maysagents.co.uk



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This **MODERN TERRACE HOUSE** has been carefully maintained and has had the opportunity of 'settling down'. With the snagging complete, the initial problems have been overcome leaving none of those issues to worry about. Offered with all 'mod cons' - gas fired central heating, uPVC framed double glazing, high insulation standards, **garage & parking**, this property would make an ideal first home or perhaps an investment opportunity. To see the presentation for yourself, contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE HALL:

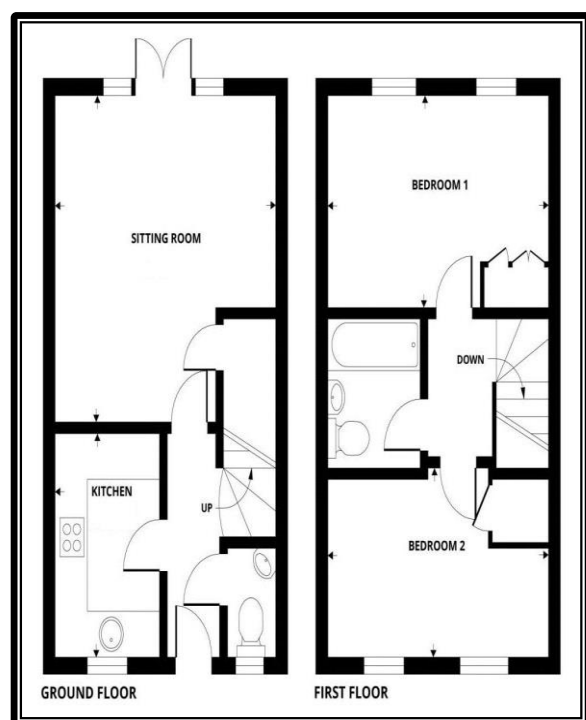
with steel front door; radiator,

CLOAKROOM:

with W.C.; corner wash hand basin; radiator; extractor fan.

KITCHEN: 9' 9" x 6' 8" (2.97m x 2.03m)

maximum measurements over units. Range of floor standing drawer and cupboard units with worktop and matching up-stand above; inset stainless steel sink; integrated electric oven with four burner gas hob above and cooker hood over; further appliance space; gas fired boiler.



LIVING ROOM: 14' 3" x 13' 7" (4.34m x 4.14m)

Two double radiators; T.V. aerial point; understairs storage cupboard; uPVC framed double glazed double doors to garden.

FIRST FLOOR LANDING

Trap hatch to roof space.

BEDROOM 1: 13' 6" x 9' 3" (4.11m x 2.82m)

(Maximum measurements); radiator, T.V. aerial fitted wardrobes.

BEDROOM 2: 13' 7" x 8' 0" (4.14m x 2.44m)

Maximum measurements; radiator; T.V. aerial point; built in cupboard.

BATHROOM:

matching suite comprising panelled bath having mixer tap plus independent shower mixer; glazed screen and fully tiled surround; pedestal wash hand basin; W.C.; shaver point; ladder style heated towel rail; extractor fan.

REAR GARDEN:

The **REAR GARDEN** has been designed for ease of maintenance having a maximum depth extending to 32ft and a maximum width of some 15ft. The area being laid to a combination of lawn; decking; pebbled area and border. A gate leads through the rear boundary to:

GARAGE/ DRIVEWAY: 18' 0" x 9' 0" (5.48m x 2.74m)

having metal up and over door; power and light; personal door to garden. There is a driveway leading to the garage providing off street parking.

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.