



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£315,000 Freehold

11 Haywards Close
Felpham, Bognor Regis, PO22 8HF

www.maysagents.co.uk



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"You can't tell a book from its cover". A phrase which aptly describes how one should approach looking at property. All too often prospective purchasers fail to look further than the outside, missing the opportunity of "falling" for the interior. In the case of this **COTTAGE STYLE END~TERRACE HOUSE** the accommodation belies the exterior appearance with surprisingly spacious dimensions and clever design. Offered for sale with the benefit of gas fired central heating plus uPVC framed double glazing, this is genuinely a property that requires internal inspection to fully appreciate the qualities on offer. Make an appointment to view through **May's** – The Village Agents today !!

Directions: From May's village centre office, proceed north to the traffic lights and straight across into Downview Road. Turn right into George IV Walk and then left into Mornington Crescent. Haywards Close is the 4th turning left and the property is located in the cul-de-sac on the left.

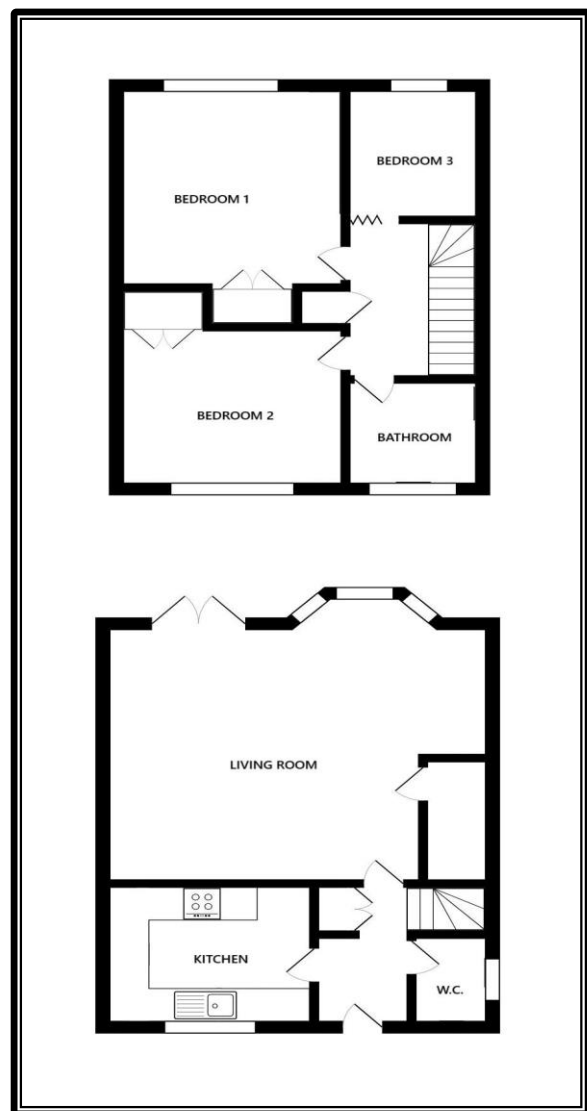
ACCOMMODATION

ENTRANCE HALL:

With leaded light double glazed composite front door; double radiator; cloaks/meter cupboard.

CLOAKROOM:

Matching white suite of low level W.C. plus wash basin with tiled splash back; radiator.



KITCHEN: 10' 3" x 8' 0" (3.12m x 2.44m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink.

LIVING ROOM: 18' 0" x 16' 2" (5.48m x 4.92m)

(maximum measurements) narrowing to 14'10". 2 double radiators; understairs storage cupboard; uPVC framed double glazed double doors to patio and garden.

LANDING:

Trap hatch to roof space with loft ladder and gas fired boiler; airing cupboard.

BEDROOM 1: 11' 6" x 11' 6" (3.50m x 3.50m)

Double built in wardrobe cupboard; radiator.

BEDROOM 2: 11' 6" x 9' 3" (3.50m x 2.82m)

Double built in wardrobe cupboard; radiator.

BEDROOM 3: 7' 6" x 6' 6" (2.28m x 1.98m)

Radiator.

BATHROOM:

Matching suit comprising panelled bath with glazed screen; combination vanity unit with hand wash basin, twin cabinet beneath and low level W.C. with concealed cistern; radiator.

GARDENS:

The REAR GARDEN has a depth approaching 35 ft and a width of some 20 ft or thereabouts. The area is laid to a combination of paved patio and lawned area, edged with flower and shrub borders. TIMBER GARDEN STORE. Gateway access to the side. The FRONT GARDEN is of open plan design, laid mainly to lawn.

GARAGE:

Located in compound accessed via Mornington Crescent and footpath access from Haywards Close.

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.