



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Offers in Excess of £279,950 Freehold

17 Blackberry Copse
Felpham, Bognor Regis, PO22 8GP

www.maysagents.co.uk



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The Blakes Mead estate has matured into a popular and well-established community, appealing to a wide range of buyers. This **3 BEDROOM MID-TERRACE HOUSE** offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Featuring a **carport** for convenient parking and a low-maintenance rear garden, the property is ideal for those seeking a home with practicality and ease of upkeep. Located within easy reach of the nearby villages of Felpham and Middleton-on-Sea, you'll find a variety of local shops, with Felpham also offering schools, a Leisure Centre, a Swimming Pool, and a Golf Club. For additional amenities, Bognor Regis is just 3.5 miles to the west, providing a mainline railway station and a wider selection of shops. If this sounds like your next home, contact **May's** to arrange a viewing today!

ACCOMMODATION

ENTRANCE HALL:

CLOAKROOM

KITCHEN: 9' 8" x 6' 10" (2.94m x 2.08m)

SITTING ROOM 15' 9" x 13' 8" (4.80m x 4.16m)
(Maximum measurements into bay)

FIRST FLOOR

BEDROOM 1 13' 9" x 10' 7" (4.19m x 3.22m)
(Maximum measurements)

BEDROOM 2: 9' 8" x 7' 7" (2.94m x 2.31m)

BEDROOM 3: 9' 4" x 5' 9" (2.84m x 1.75m)

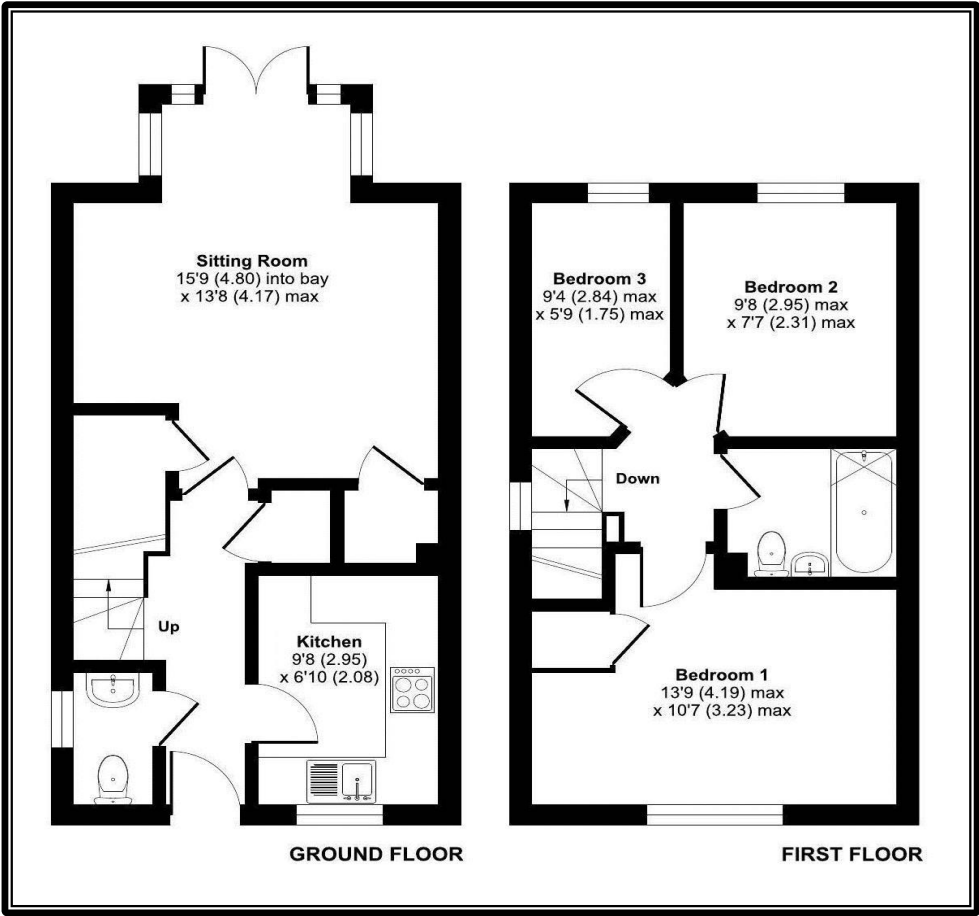
BATHROOM

OUTSIDE AND GENERAL

GARDEN: 25' 0" x 15' 0" (7.61m x 4.57m)

CARPORT

ESTATE CHARGE:
We understand that there is an estate charge of £99.55 per annum.
£112.76 Greenbelt Charge



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.