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Offers in Excess of £450,000 Freehold

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Are you fed up with viewing properties that are "in need of improvement"? Properties that need attention from top to bottom? Then perhaps this **DETACHED BUNGALOW** could be for you. Situated less than 200 yards from Bognor Regis Golf Club, this bungalow has been extensively modernised with a new kitchen, bathroom, wetroom, a gas-fired central heating system, and uPVC-framed double-glazed windows, complementing the spacious and well-presented accommodation. Attention to detail is apparent throughout, with features such as a vaulted eco ceiling in the conservatory, a "boiler tap" in the kitchen, individually controlled downlighters in the main bedroom, replacement internal doors, and a recently fitted log burner with a stainless-steel flue. As you may appreciate, this agent was impressed with this particular bungalow. So, why not contact **May's** to arrange a viewing and see if you agree? After all, you can't always trust the estate agent!

ACCOMMODATION

entrance porch with uPVC framed double glazed door to:

SITTING ROOM: 15' 8" x 14' 5" (4.77m x 4.39m)
double aspect room; telephone point; satellite point; internet port; log burner with stainless steel chimney; two radiators; opening to:

KITCHEN/BREAKFAST ROOM: 17' 6" x 7' 4" (5.33m x 2.23m)
(maximum measurements over units) dual aspect room; range of floor standing drawer and cupboard units with worktop; tiled splash backs and matching wall mounted cabinets over; stainless steel sink with instant hot water tap; integrated dishwasher; integrated fridge freezer; eye level double oven; microwave; four burner induction hob with filter hood over; space and plumbing for washing machine; radiator; meter cupboard; uPVC double glazed door to side.

BEDROOM 1: 14' 11" x 10' 2" (4.54m x 3.10m)
T.V. aerial point; internet port; built in double wardrobe; radiator.

SITTING ROOM/BEDROOM 2: 11' 10" x 9' 6" (3.60m x 2.89m)
satellite point; internet point; double wardrobe; radiator; uPVC double glazed double doors to:

CONSERVATORY: 9' 9" x 8' 11" (2.97m x 2.72m)
of uPVC framed construction on brick plinth with vaulted eco roof; two radiators; uPVC framed double glazed double doors to rear garden.

BEDROOM 3: 11' 5" x 8' 4" (3.48m x 2.54m)
fitted wardrobe; T.V. aerial point; internet port; radiator.

INNER HALL:
trap hatch to roof space housing gas fired boiler; storage cupboard.

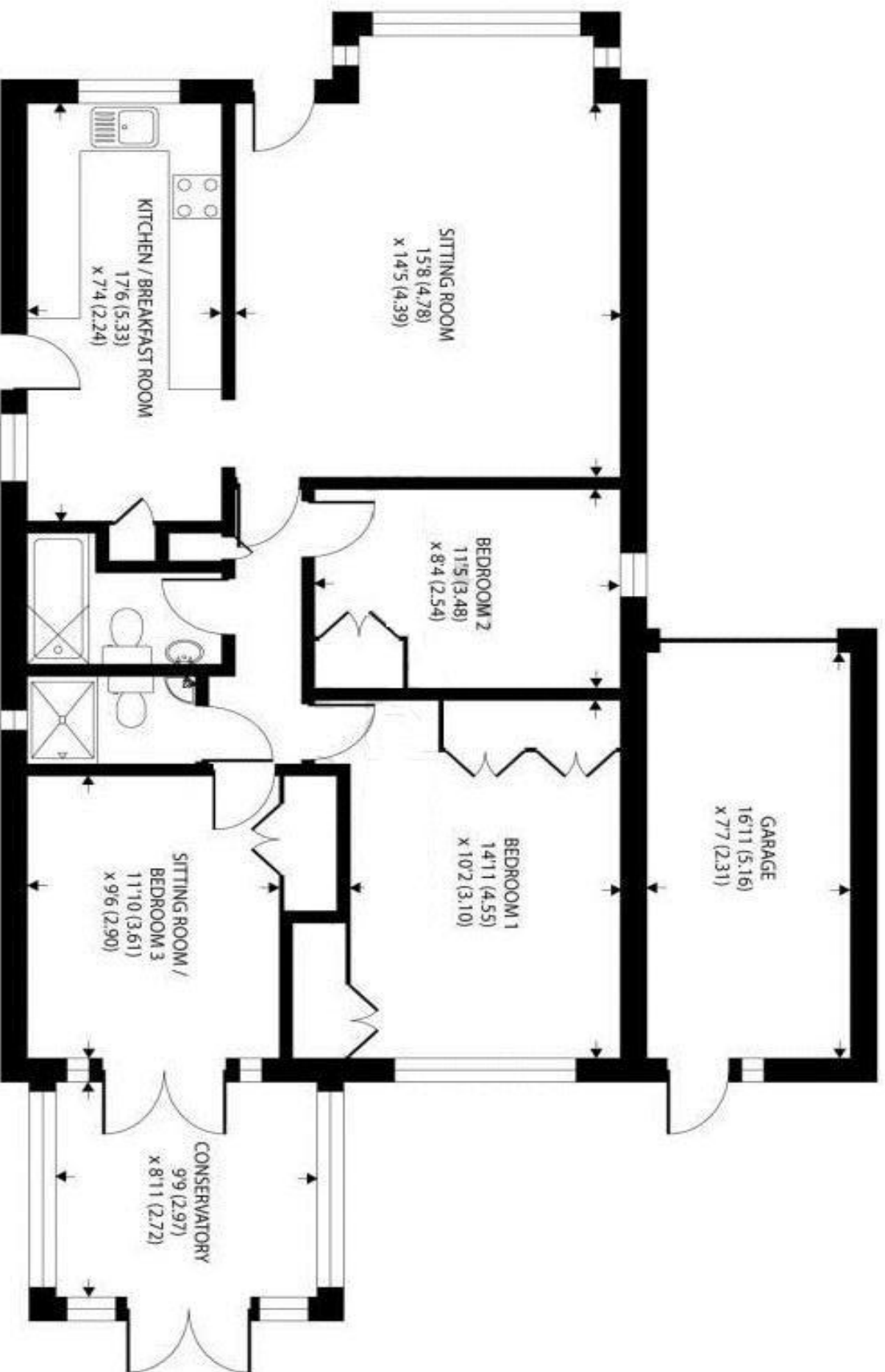
BATHROOM:
fully tiled with matching suite comprising of panelled bath; close couple W.C.; wash basin inset in vanity unit with twin cabinets beneath; led mirrored bathroom cabinet with shave point; ladder style heated towel rail; extractor fan; under floor heating.

WET ROOM:
fully tiled with glazed screen; digital shower controls; close coupled W.C.; wash basin inset in vanity unit with twin cabinet beneath; led mirrored bathroom cabinet with shaver point; ladder style heated towel rail; extractor fan; under floor heating.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN has been landscaped with ease of maintenance in mind with paving slabs; flower and shrub borders; side access; personal door to garage. The FRONT GARDEN has been laid principally to lawn with driveway leading to:

GARAGE: 16' 11" x 7' 7" (5.15m x 2.31m)
metal up and over door; power light; personal door to rear garden.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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