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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



30 Golf Links Road
Felpham, Bognor Regis,
PO22 8EX

£475,000 Freehold

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Tucked away in a sought-after location, this modernised **3 bedroom detached bungalow** offers a 'ready-to-move-into' home with an array of features to suit a variety of lifestyles. Thoughtfully updated by the current owners, the property boasts **gas-fired central heating via a combi boiler**, as well as eco-friendly **photovoltaic cells** for energy efficiency. The **west-facing rear garden** provides a tranquil retreat with a back gate leading out into a conservation area – perfect for enjoying sunny afternoons or quiet moments surrounded by nature. Conveniently situated near the local golf course, this home will appeal to avid golfers and outdoor enthusiasts alike, while its proximity to schools makes it ideal for families. Whether you're seeking modern comfort, a connection to the outdoors, or a versatile property to suit your needs, this bungalow could be just what you're looking for. To see for yourself contact **May's** for an appointment to view.

ACCOMMODATION

COVERED ENTRANCE:

with uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; trap hatch to roof space (housing gas fired combination boiler); double airing cupboard housing radiator & slatted shelving; telephone point; further store cupboard.

LIVING ROOM/ DINING ROOM: 20' 3" x 14' 1" (6.17m x 4.29m)

(maximum measurements) a dual aspect room; two radiators; electric fire (not tested); T.V. aerial point; telephone point; double glazed sliding door to rear garden.

KITCHEN/BREAKFAST ROOM: 16' 9" x 8' 8" (5.10m x 2.64m)

(maximum measurements over units) dual aspect room; range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; space for fridge freezer; space for electric cooker with filter hood over; radiator; sliding double glazed door to rear garden.

BEDROOM 1: 14' 3" x 11' 3" (4.34m x 3.43m)
radiator.

BEDROOM 2: 11' 3" x 11' 3" (3.43m x 3.43m)
radiator.

BEDROOM 3: 9' 3" x 6' 7" (2.82m x 2.01m)
radiator.

BATHROOM:

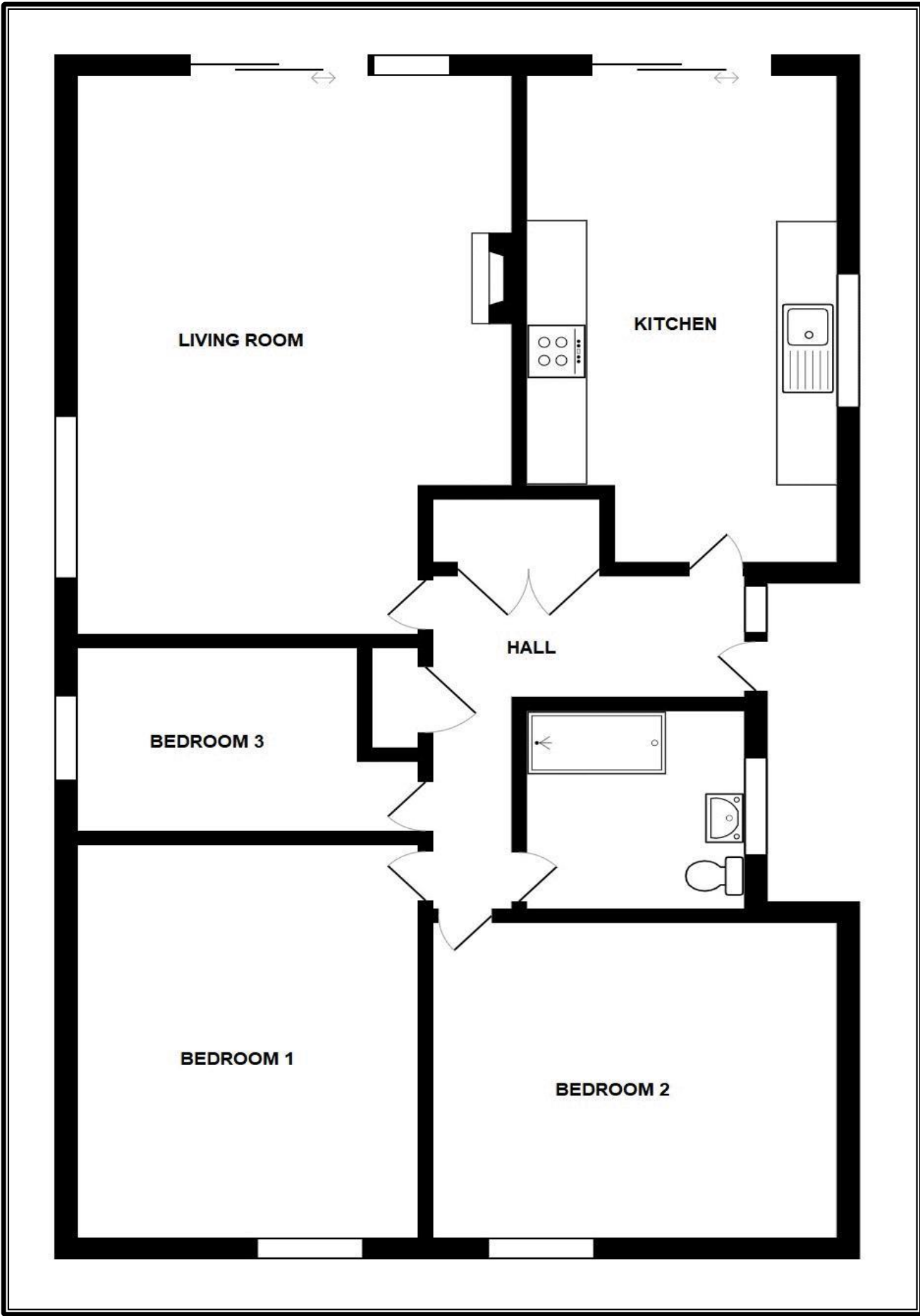
fully tiled with walk in shower; wash basin inset in vanity unit with twin cabinets beneath; W.C. with concealed cistern; extractor fan; ladder style heated towel rail.

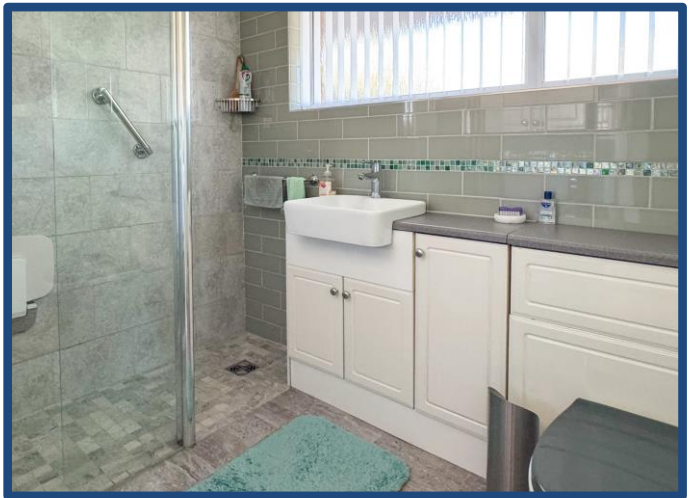
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly west and has a depth of some 33ft and a width of 48ft or thereabouts. The area has been laid principally to lawn with mature flower and shrub borders. A patio adjoins the rear of the property and extends towards the SUMMER HOUSE (8'10 x 6'3), and side garden with personal door to garage and an access gate to the FRONT of the property which has been laid to a resin driveway providing parking for a number of vehicles.

GARAGE: 19' 4" x 8' 3" (5.89m x 2.51m)
with electrically operated roller door; power and light; personal door to rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	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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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.