



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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

£325,000 Freehold

**The Mumbles Havelock Close
Felpham, Bognor Regis, PO22 7AX**

www.maysagents.co.uk



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Every once in a while something completely different appears on the market. An unusual combination of property and location which can fire the imagination !! This is one such property. A unique almost **DETACHED COTTAGE**, boasting an unusual history based around old “wash-houses” and the “Sunshine Homes for the Blind”, situated in the village centre having shops and **sea within approximately 100 yards**. The property has the benefit of Gas Fired Central Heating plus uPVC framed Double Glazing. With a south facing walled garden boasting a double glazed **CONSERVATORY** and **PARKING SPACE**, the property certainly requires internal inspection to fully appreciate the style, size and layout. Why not telephone May's on 01243 841341 for that appointment - take a look at a bit of local history !!

ACCOMMODATION

ENTRANCE PORCH:

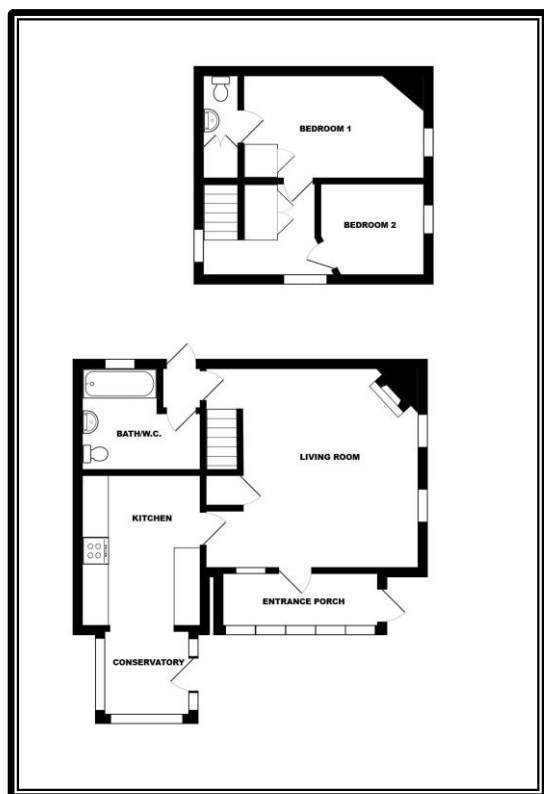
A south facing room overlooking the garden; glazed double doors to:

LIVING ROOM: 16' 9" x 16' 6" (5.10m x 5.03m)

(including staircase). Feature corner fireplace; 3 radiators; understairs storage/meter cupboard; opening to:

KITCHEN: 11' 6" x 8' 0" (3.50m x 2.44m)

Range of pine fronted units with 'butler' style sink plus adjacent worktops; gas cooker point; splash backs; wall mounted cabinets; space and plumbing for automatic washing machine; space and plumbing for dishwasher; wall mounted gas fired boiler providing central heating and domestic hot water.



INNER LOBBY:

This area formerly served as the original entrance hall to the property and retains a door providing access from the rear pathway, together with a further door leading to:

BATHROOM/W.C.:

Panelled bath with electric shower unit; pedestal wash basin; low level W.C.; part tiled walls; radiator; ceramic tiled floor.

CONSERVATORY:

Of uPVC framed double glazed construction.

FIRST FLOOR

LANDING:

Double wardrobe cupboard; trap hatch to roof space; radiator.

BEDROOM 1: 14' 2" x 8' 0" (4.31m x 2.44m)

Radiator. En-suite Cloakroom: W.C.; pedestal wash basin; extractor fan.

BEDROOM 2: 8' 3" x 8' 2" (2.51m x 2.49m)

Radiator.

OUTSIDE AND GENERAL

GARDENS:

These lie to the front of the property facing roughly south and enclosed by a combination of brick walls and lapped timber fencing plus shrub screening. There are flower borders plus gravelled paths.

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.