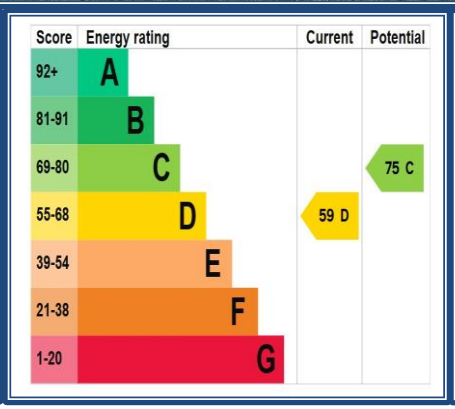
May's
The Village Agent Ltd
ESTATE AGENT • VALUER • SURVEYOR
Tel: 01243 841 341
Fax: 01243 841 611
felpham@maysagents.co.uk
For a traditional, personal and professional service
64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ









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

47 Outerwyke Road
Felpham, Bognor Regis, PO22 8NF

Offers in the Region Of £300,000 Freehold

www.maysagents.co.uk

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

There is often a great deal of emphasis placed upon presentation in today's property market, which perhaps makes it all the more refreshing to find a property offering such obvious scope for improvement and personalisation. This DETACHED BUNGALOW now requires comprehensive updating and modernisation throughout, yet represents an excellent opportunity for those looking to create a home to their own taste and specification.

The property enjoys a number of attractive features including a generous and well established rear garden, conservatory overlooking the garden, and well proportioned accommodation. Although certain fittings and services may now be considered dated, the bungalow offers tremendous potential for refurbishment and possible reconfiguration into the roof space, subject to any necessary consents.

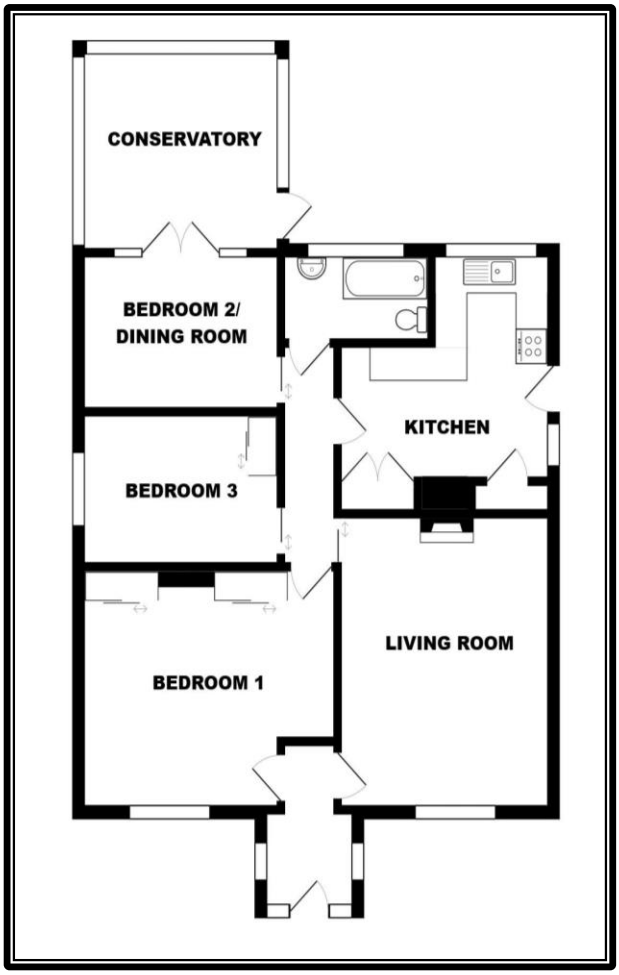
Properties of this nature, offering genuine scope and such delightful gardens, are becoming increasingly difficult to find and internal viewing is strongly recommended for those seeking a rewarding project. Contact May's for an appointment to view.

ACCOMMODATION

glazed door to:

ENTRANCE LOBBY:
further glazed door to:

SITTING ROOM: *14' 7'' x 12' 8'' (4.44m x 3.86m)*
radiator.



BEDROOM 1: *15' 3'' x 11' 7'' (4.64m x 3.53m)*
radiator; built in wardrobes; glazed door to:

INNER HALL:
radiator; trap hatch to roof space; glazed door to:

KITCHEN/BREAKFAST ROOM: *13' 3'' x 12' 8'' (4.04m x 3.86m)*
"L" shaped with a range of floor standing drawer and cupboards units; roll edged worktops with matching wall mounted cabinets over; tiled splash backs; inset sink; appliance space; airing cupboard housing lagged hot water cylinder; further built in store cupboards; wall mounted gas fired boiler; door to side.

BEDROOM 3: *12' 0'' x 8' 0'' (3.65m x 2.44m)*
fitted wardrobe.

DINING ROOM/ BEDROOM 2: *12' 0'' x 8' 0'' (3.65m x 2.44m)*
radiator; sink; double doors to:

CONSERVATORY: *10' 0'' x 7' 10'' (3.05m x 2.39m)*
uPVC framed double glazed construction; door to garden.

BATHROOM:
fully tiled walls with matching suit comprising of panelled bath with mixer tap and shower attachement; close coupled W.C.; pedestal wash hand basin; radiator; extractor fan.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN is a feature of the property and has been laid to a combination of patio and lawn with mature flower and shrub borders. Access via both sides of the property to the FRONT GARDEN which again has been laid to lawn with flower and shrub borders.

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.