



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE HALL, KITCHEN, GROUND FLOOR CLOAKROOM, LIVING/DINING ROOM,  
FIRST FLOOR LANDING, TWO FIRST FLOOR BEDROOMS, BATHROOM.  
SOUTHERLY REAR GARDEN.  
NO ONWARD CHAIN**

PRICE: £ FREEHOLD

COUNCIL TAX BAND:

EPC RATING: B

FR385

**VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY**

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

A brand new detached house situated in a popular residential setting constructed to a very high specification, providing incredibly light and airy accommodation on a generous plot with Southerly, fully enclosed, 84' rear garden.

The ground floor provides a real feeling of space with a welcoming entrance hall, cloakroom, a front aspect kitchen with integrated appliances is open to the rear living/dining room, whilst the first floor offers two generous double bedrooms and a bathroom.

The specification includes double glazing throughout, new gas central heating system, new wiring, new kitchen and bathroom, solar heating.

Externally there is onsite parking for two cars in the landscaped frontage while the fully enclosed rear garden provides a large patio sitting area, generous lawn, raised borders and timber Summer house.

**Offered for sale with No Onward Chain, this property provides peace of mind with an architect endorsed guarantee.**





The accommodation is arranged in the following manner:-

A new u.P.V.C double glazed front door with obscure glazed leaded light flank panelling leading into the:-

*Entrance Hall*

With engineered oak flooring, radiator, inset low voltage ceiling spot lighting, wall mounted temperature control, carpeted staircase with handrail rises to the first floor. Doorway leading into the kitchen and door leading into the:-

*Ground Floor Cloakroom*

8'5" x 3'2" approx. With an obscure double glazed window to the side, white suite of pedestal wash hand basin with mixer tap and tiled splashback and a close coupled w.c., chrome ladder style heated towel rail, tiled flooring, extractor, low voltage inset ceiling spot lighting. **N.B APPLIANCES NOT TESTED**

*Kitchen*

11' x 10'6" approx. A newly fitted kitchen with leaded light double glazed window to the front, newly fitted range of matching laminate faced base, drawer and wall mounted units with dark marble effect roll edge work surface, inset stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, integrated four burner 'Zanussi' gas hob with hood over, integrated 'Neve' electric oven with microwave over with matching storage units over and under, adjacent integrated concealed fridge and freezer, integrated dryer, integrated dishwasher and integrated washing machine, cupboard housing the wall mounted 'Worcester' gas boiler, tiled splashback surround, low voltage inset ceiling spot lighting, open plan to the main living/dining area. Built-in cupboard housing the water tank and programmer controls with solar heating, good size understair storage cupboard housing the newly fitted electric consumer unit with power point and fitted work surface and integral lighting. **N.B APPLIANCES NOT TESTED**



*Kitchen Continued ...*







Living/Dining Room

18'11"overall x 17'5" approx. With two radiators, a double glazed window and large double glazed patio doors to the rear leading out onto a large Southerly rear patio, engineered oak flooring, low voltage inset ceiling spot lighting.





**FIRST FLOOR**

*Landing*

With access to the eaves storage cupboard being boarded, natural light double glazed skylight window to the side, inset low voltage spot lighting, doors leading to bedrooms one, two and bathroom.

*Bedroom One*

13'6" x 11'4" approx. With a double glazed leaded light window to the rear enjoying the outlook over the generous Southerly rear garden, radiator, power point and t.v. point, inset low voltage ceiling spot lighting, fitted carpet.





*Bedroom Two*

13'6" x 11'1" overall approx. With a leaded light double glazed window to the front, radiator, power point, t.v. point, low voltage inset ceiling spot lighting, fitted carpet.



*Bathroom*

7'4" x 6'5" approx. With an obscure double glazed window to the side, white suite of panelled bath with fitted shower unit over and fitted glazed shower screen, pedestal wash hand basin with mixer tap and a close coupled w.c., chrome ladder style heated towel rail, electric shaver point, extractor, tiled modern splashback, tiled flooring, inset low voltage ceiling down lighting. **N.B APPLIANCES NOT TESTED**



*Bathroom Continued ...*



**OUTSIDE AND GENERAL**

**GARDENS**

*Front*

Fencing to the front with rendered pillars providing a central access leading into a shingle parking area for two vehicles, landscaped to provide a feature block paved pathway leading to the front door with adjacent flower and shrub beds, external courtesy lighting, external water tap, side pathway with gate leading to the:-





Rear

84' x 23' approx. With a newly laid large Southerly patio/sun terrace immediately behind the property with adjacent raised flower and shrub beds, predominantly laid to lawn, fully enclosed by timber fencing, a useful timber storage/summer house, external courtesy lighting, gate to the side and gate leading to pathway to the front.





Energy Performance Certificate HM Government

96, Outerwyke Road, BOGNOR REGIS, PO22 8LT
Dwelling type: Detached house
Date of assessment: 24 April 2017
Date of certificate: 24 April 2017
Reference number: 0752-3814-7648-9323-6681
Type of assessment: SAP, new dwelling
Total floor area: 87 m²

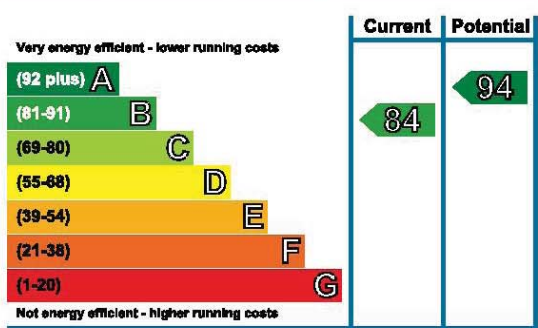
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,080

Table with 4 columns: Category, Current costs, Potential costs, Potential future savings. Rows include Lighting, Heating, Hot Water, and Totals.

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

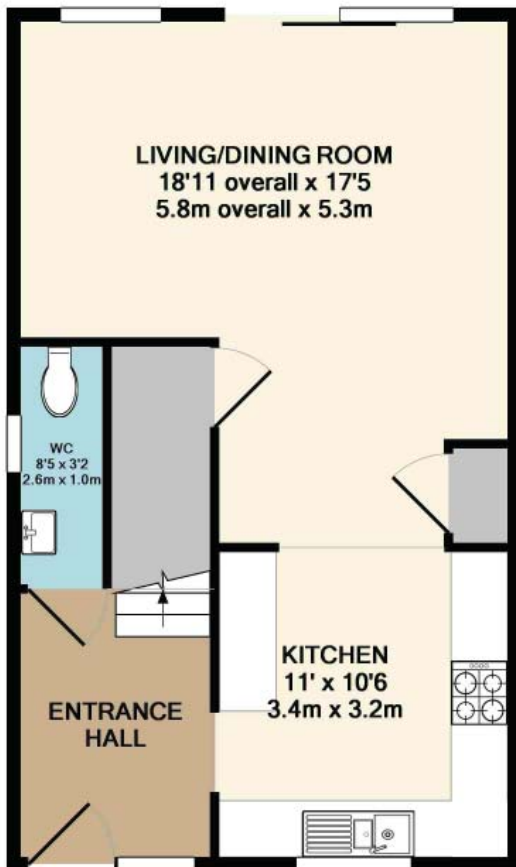
Actions you can take to save money and make your home more efficient

Table with 3 columns: Recommended measures, Indicative cost, Typical savings over 3 years. Row 1: 1 Solar photovoltaic panels, 2.5 kWp, £5,000 - £8,000, £ 966

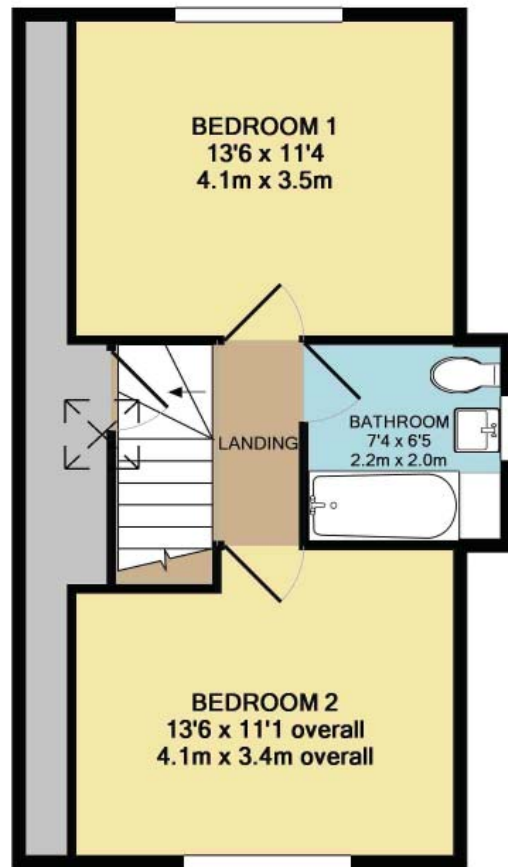
N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.

All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)



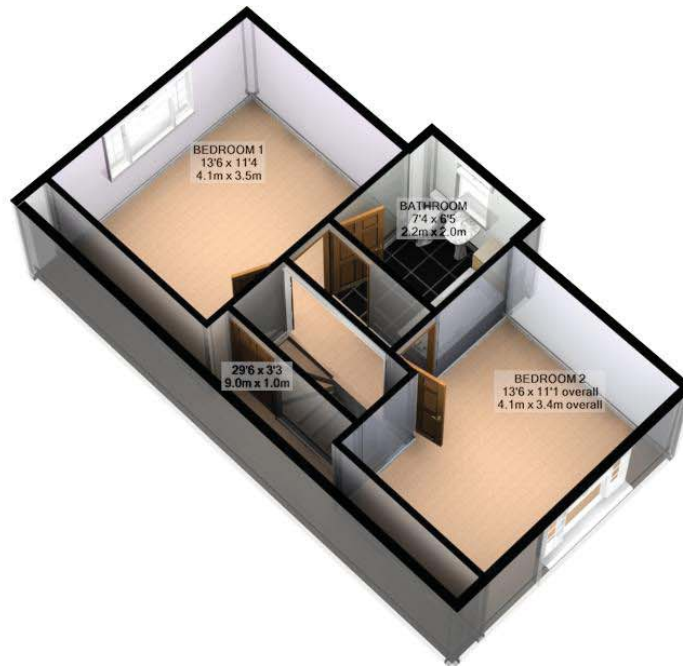
**1ST FLOOR**  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
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TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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