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



9 Elm Drive
Elmer, Bognor Regis,
PO22 6JD

£549,950 Freehold

www.maysagents.co.uk



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They say 'appearances can be deceptive' and in a good way that statement would be an accurate description of this **3 BEDROOM DETACHED BUNGALOW**. Located on the private Elmer Sands estate the bungalow was individually designed making the most of the plot size and location **some 100 yards of the beach**, with generous accommodation dimensions, plus provision for **multi vehicle parking** - important in this day and age. Offered for sale with both **gas fired central heating and uPVC framed double glazing**, there is also a **double glazed Conservatory** to add to the Living and Dining spaces, whilst the landscaped gardens provide well maintained outside space. Ready to move into with an **en-suite Shower** plus separate Bathroom, this agent highly recommends internal inspection to fully appreciate the space and layout within the bungalow. Contact **May's** for an appointment to view this quality property.

ACCOMMODATION

leaded light double glazed composite door to:

poly-carbonate roof; uPVC framed double glazed double doors to patio and garden.

ENTRANCE HALL:

radiator; cloaks storage cupboard; airing cupboard; trap hatch to roof space with loft ladder, boarding and light; personal door to garage.

MASTER BEDROOM: 13' 3" x 12' 0" (4.04m x 3.65m)

(plus door recess) range of fitted wardrobe cupboards; radiator door to:

KITCHEN: 13' 0" x 8' 4" (3.96m x 2.54m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop, tiled splash back and wall mounted cabinets over; inset stainless steel sink; space and plumbing for dishwasher & washing machine; integrated fridge; pull out larder unit; integrated eye level double oven; four burner ceramic hob with cooker hood over; uPVC framed double glazed door to side; archway leading to:

EN-SUITE SHOWER/W.C.: fully tiled with shower cubicle having independent mixer and glazed folding door; pedestal wash hand basin; low level W.C.; extractor fan; shaver/light point.

BEDROOM 2: 13' 8" x 10' 6" (4.16m x 3.20m)

range of fitted wardrobe cupboards; radiator.

BEDROOM 3: 10' 6" x 10' 4" (3.20m x 3.15m)

(currently used as formal dining room) radiator.

DINING ROOM: 10' 0" x 10' 0" (3.05m x 3.05m)

double radiator; T.V. aerial point.

BATHROOM/W.C.: 8' 9" x 8' 6" (2.66m x 2.59m)

with matching suite comprising corner bath; pedestal wash hand basin; low level W.C.; double radiator; part tiled walls; tiled floor; shelved corner cupboard; shaver/light point; extractor fan.

SITTING ROOM: 18' 6" x 13' 6" (5.05m x 4.11m)

a double aspect room with timber fireplace surround having fitted electric fire; radiator; T.V aerial point; aluminium framed double glazed sliding door to:

OUTSIDE AND GENERAL

CONSERVATORY: 10' 2" x 7' 7" (3.10m x 2.4m)

of uPVC framed double glazed construction on rendered plinth; radiator; tiled floor; insulated

Cont.....

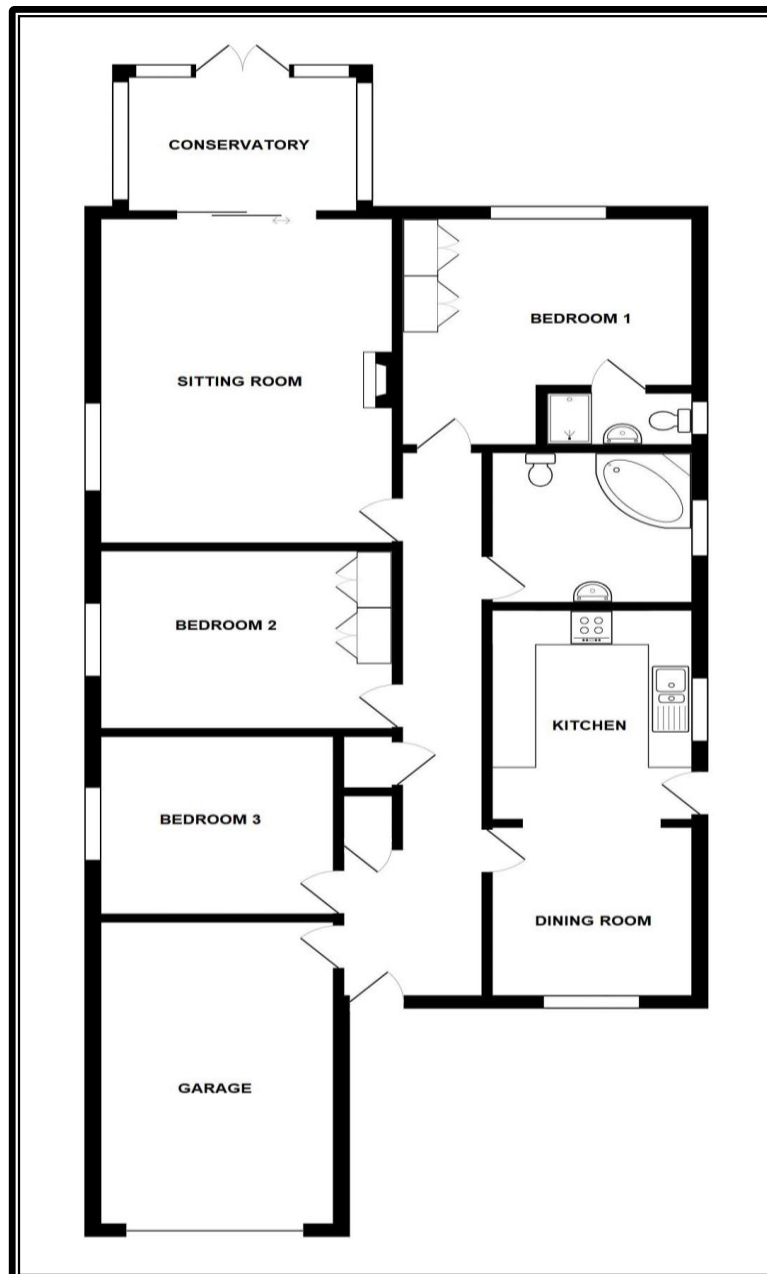
GARDENS:

The REAR GARDEN faces roughly west and has a depth approaching 67ft with a maximum width of 40ft or thereabouts. The area is laid to a combination of shaped lawn and paved patio areas interspersed with gravel beds, rose flower and shrub borders all enclosed by lapped timber fencing. To one side there is a generous graveled area whilst that to the south has lawn and shrub borders. A gate leads to the FRONT GARDEN which is again laid to lawn with rose, flower and shrub borders, plus GRAVELLED HARD-STANDING and concrete driveway to:

GARAGE: 18' 6" x 11' 4" (5.63m x 3.45m)

Having metal up and over door; power and light; wall mounted gas fired boiler; personal door to Hall.

Directions: From May's village centre office proceed north to the traffic lights and right into Felpham Way. At the roundabout take the second exit into Middleton Road and proceed through Middleton village on to the Elmer Sands Estate through the gate, taking the first left into Elm Drive where the property will be found





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

More photographs may be available on our website
www.maysagents.co.uk

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.