

For a traditional, personal and professional service

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



44 Lane End Road
Elmer, Bognor Regis,
PO22 6LT

£365,000 Freehold

www.maysagents.co.uk



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Every property is distinctly different. Even though from the outside each may look similar, internally alterations, either subtle or less so, change the layout and atmosphere of all homes. This **LINK DETACHED BUNGALOW** is no exception, extended over the years, and with changes from the original such as replacement bathroom fittings, the property offers surprisingly spacious accommodation with an opportunity of further improvement to suit individual tastes. Having the benefit of both **Gas fired central heating and uPVC framed double glazing**, the bungalow also has a feature east facing rear garden, laid to artificial lawn allowing ease of maintenance. Located in this residential area amidst property of similar age and design, why not arrange a viewing through **May's** to see just how different this property really is.

ACCOMMODATION

uPVC framed double glazed door to:

power and light; double glazed door to rear garden; door to garage.

ENTRANCE LOBBY:
glazed door to:

BEDROOM 1: *15' 6" x 9' 2" (4.72m x 2.79m)*
to face of fitted wardrobes; radiator; telephone point; sky light.

HALL:
radiator; telephone point; cupboard housing meters; cupboard housing gas fired combination boiler; trap hatch to roof space.

BEDROOM 2: *12' 3" x 10' 2" (3.73m x 3.10m)*
double aspect room; radiator.

LIVING ROOM: *18' 4" x 11' 9" (5.58m x 3.53m)*
(maximum measurements into bay) double aspect room south and west; living flame gas fire with brick surround (not tested); two radiators; telephone point.

SHOWER ROOM:
matching suit comprising of glazed shower cubicle; tiled surround; pedestal wash hand basin; close coupled W.C.; ladder style heated towel rail.

KITCHEN: *11' 1" x 11' 0" (3.38m x 3.35m)*
(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs with matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for automatic washing machine; further appliance space; side door to:

OUTSIDE AND GENERAL

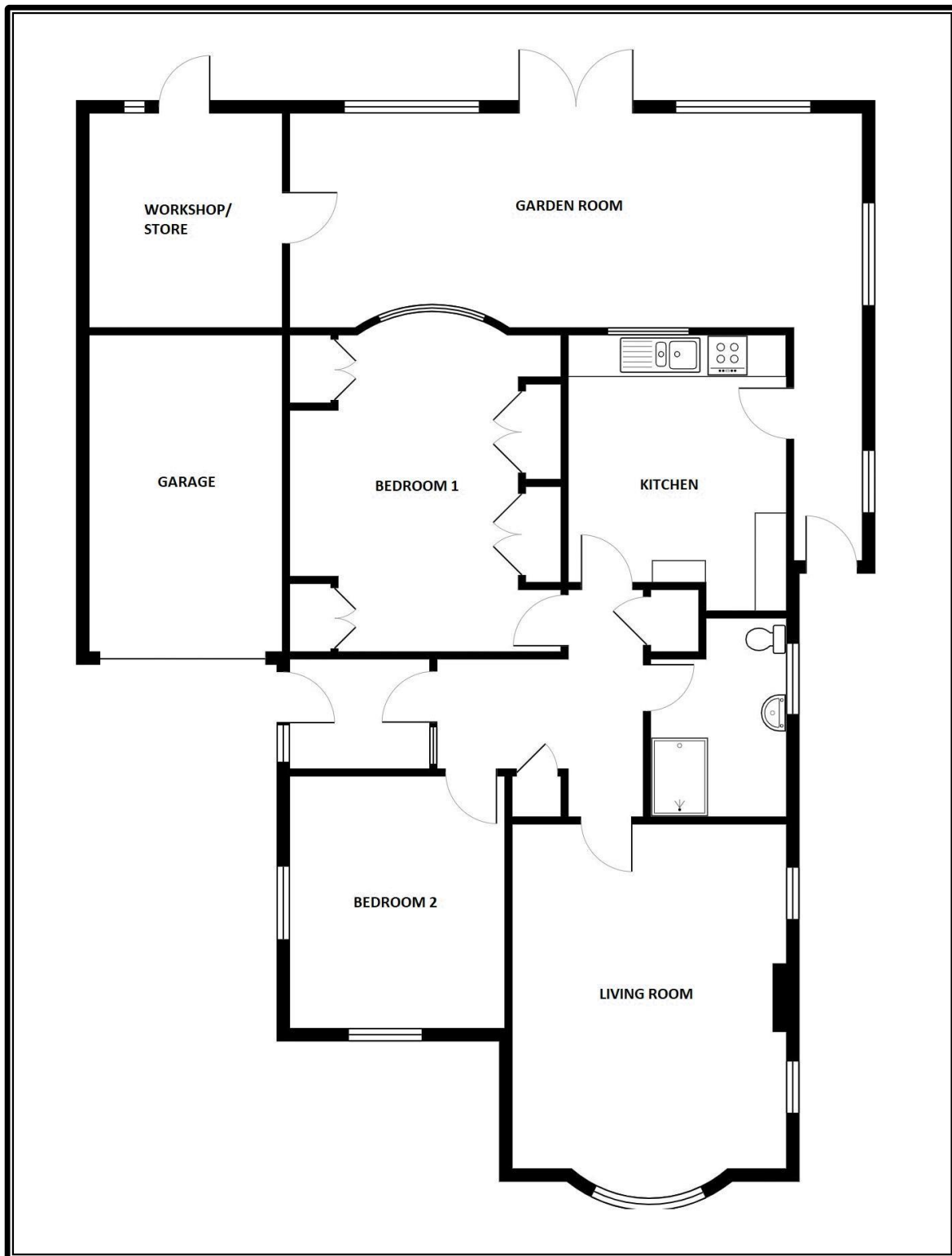
GARDEN ROOM: *25' 2" x 10' 0" (7.66m x 3.05m)*
double aspect room; T.V. aerial point; two radiators; double glazed double doors to rear garden; double glazed door to side passageway to front garden; further door to:

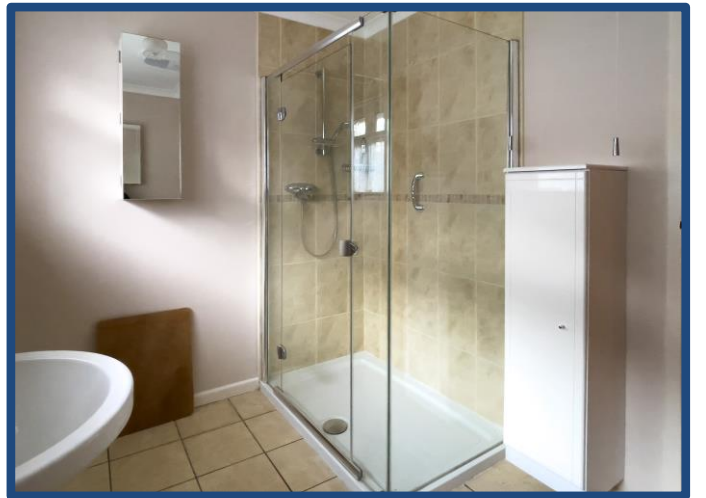
GARDENS:
The REAR GARDEN faces roughly east and has a depth of some 40ft and a width of 25ft or thereabouts. The area has been laid to a combination of patio and artificial grass surrounded by lapped timber fencing and mature trees and shrubs. The FRONT GARDEN is pebbled with shaped flower and shrub borders with a herringbone brick driveway providing parking for a number of cars. To the side of the property is an access to the garden room.

WORKSHOP/STORE: *10' 5" x 9' 3" (3.17m x 2.82m)*

GARAGE: *15' 2" x 7' 10" (4.62m x 2.39m)*
power and light; electric roller door.

Directions: From May's village centre office proceed north to the traffic lights and right into Felpham Way. At the second roundabout take the second exit into Middleton Road and proceed through Middleton village on to Elmer Road, after Elmer Beach Stores take the second left into Lane End Road where the property will be





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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.