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



**Sancroft 43 Central Drive**  
**Elmer, Bognor Regis,**  
**PO22 7TT**

**£695,000 Freehold**

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This particular section of the south coast is an area renowned for the many and varied benefits. Situated on the flat coastal plain, with thriving village's centres, ready transport facilities and the comprehensive amenities of towns such as Chichester, Brighton, Portsmouth and of course Bognor Regis, all within reaching distance. Situated within this private marine estate, and just over **100 yards from the beach** is this **INDIVIDUAL DETACHED HOUSE**. Offering deceptively spacious accommodation with a **south facing** rear garden, this property affords the buyer a number of advantages such as proximity to the beach, availability of public transport facilities, local shops at Elmer Stores and Health Centres at Shrubbs Field and Flansham Park amongst many others. A gas fired central heating system with replacement boiler is supplemented by uPVC framed double glazing, whilst the addition of a smart thermostat adds to the energy efficiency, important in the day of rising fuel costs. A versatile property, with opportunities to mold to your own requirements, and one which would suit a multitude of buyers. If these details sound of interest to you why not contact **May's** for an appointment to view - you certainly won't be able to tell from the outside!!

## ACCOMMODATION

### ENTRANCE HALL:

engineered oak flooring; radiator; under stairs storage cupboard housing meters; "Nest" smart thermostat; door to:

### KITCHEN: 15' 10" x 8' 9" (4.82m x 2.66m)

(maximum measurements over units) plus door recess; range of floor standing drawer and cupboard units with woodblock worktop above; tiled splash backs and matching wall mounted cabinets over; inset sink with mixer tap; space for "Range Master" cooker; "Range Master" filter hood; space for fridge/freezer; radiator; door to covered side access.

### LIVING ROOM: 23' 0" x 18' 5" (7.01m x 5.61m)

double aspect room, south & west; open fire; two T.V. aerial points; two radiators; glazed double doors to:

### SUN ROOM: 11' 9" x 8' 0" (3.58m x 2.44m)

radiator; double glazed sliding door to garden.

### DINING ROOM: 12' 5" x 12' 0" (3.78m x 3.65m)

double aspect room; radiator.

### G.F. BEDROOM 5/STUDY 9' 7" x 9' 4" (2.92m x 2.84m)

double aspect room; radiator.

### G.F. BEDROOM 4: 12' 0" x 7' 10" (3.65m x 2.39m)

radiator.

### WETROOM:

fully tiled; shower; ladder style heated towel rail; extractor fan.

### SEPERATE W.C.:

close coupled W.C.; wash hand basin.

### F.F. LANDING:

radiator; trap hatch to roof space; airing cupboard housing lagged hot water cylinder and slatted shelving.

### BEDROOM 1: 22' 0" x 15' 10" (6.70m x 4.82m)

two radiators; range of fitted wardrobes and fitted sink with twin cabinets beneath; telephone point; T.V. aerial point; south facing views with SEA GLIMPSES.

### BEDROOM 2: 16' 10" x 11' 0" (5.13m x 3.35m)

plus bay; range of eves storage cupboards; radiator; door to: EN-SUITE: part tiled walls with matching suite comprising panelled bath; pedestal wash hand basin; close coupled W.C.

### BEDROOM 3: 15' 10" x 9' 10" (4.82m x 2.99m)

(maximum measurements) radiator; eves storage cupboards.

### FAMILY BATHROOM:

fully tiled with matching suit comprising corner bath; wash basin inset in vanity unit with twin cabinet beneath; low level W.C.; heated towel rail.

## OUTSIDE AND GENERAL

### GARDENS:

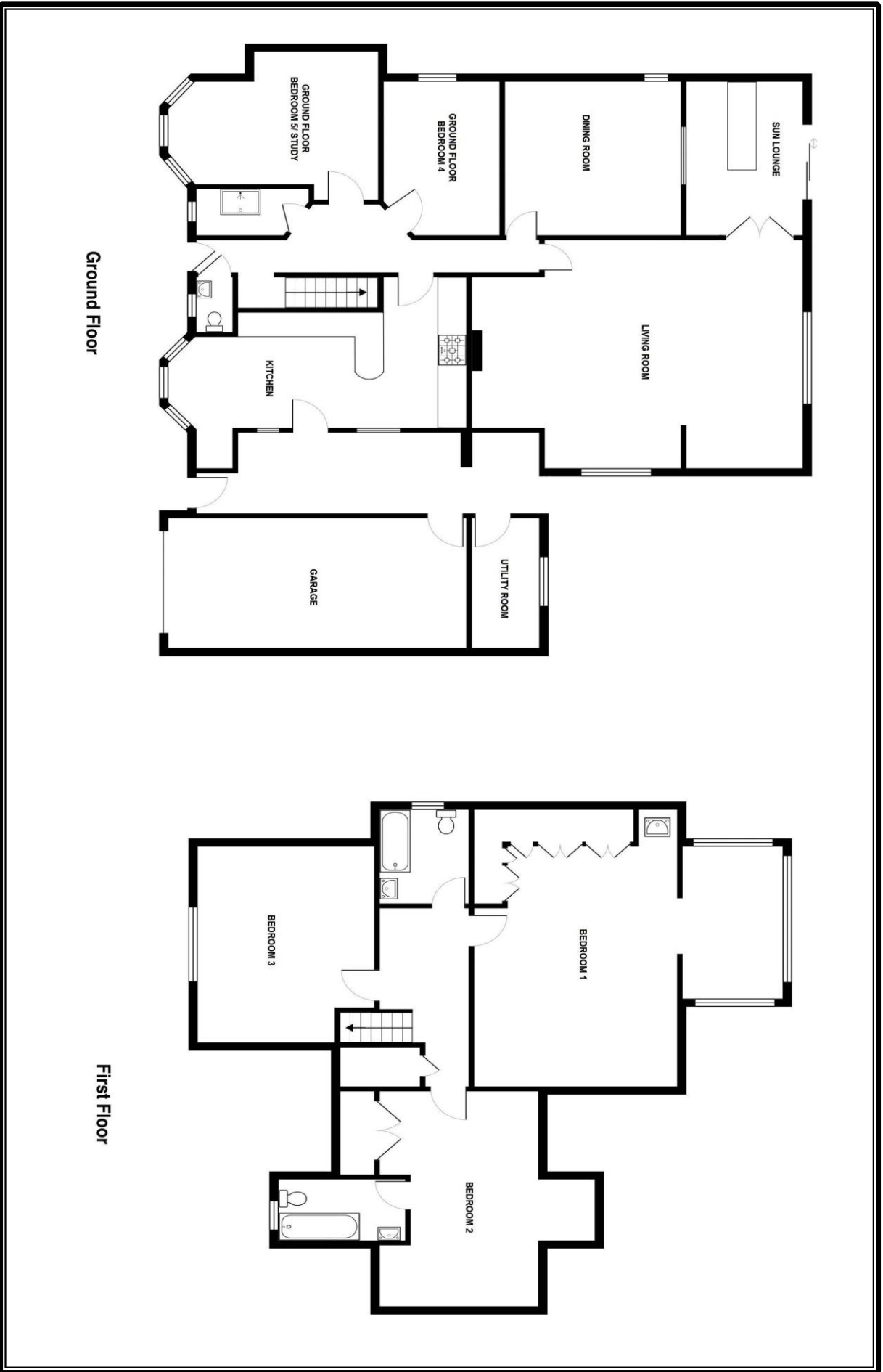
The REAR GARDEN faces SOUTH and has a depth of approximately 45ft and a width of 55ft or thereabouts. Landscaped to provide a recessed entertaining area with pergola; brick built wood fired pizza oven with BBQ; raised decking area; lawn surrounded by lapped timber fencing. Access to the front from both sides with one side having a covered walk way with space and plumbing for washing machine; door to utility and garage. The FRONT GARDEN has shaped lawn & mature Silver Birch trees; brick paved in & out driveway.

### UTILITY: 10' 5" x 5' 9" (3.17m x 1.75m)

radiator; wall mounted gas fired boiler; space and plumbing for washing machine; power and light; door to garage.

### GARAGE: 21' 0" x 10' 5" (6.40m x 3.17m)

with electrically up and over door; power and light.



Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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