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



13 Elm Drive
Elmer Sands, Bognor Regis,
PO22 6JE

£389,950 Freehold

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It is said that 'good things come in small packages', and although perhaps not the biggest property on this private estate, this **INDIVIDUAL DETACHED BUNGALOW** certainly has a lot to offer. Significantly improved in recent years, this somewhat non-traditionally built property has been upgraded using modern materials and the benefit of re-fitted Kitchen and sanitary ware. Add to this **gas fired central heating and uPVC framed double glazing** and the attractions begin to become apparent. The bungalow sits on a plot with a frontage of some **50ft** and a depth of **approximately 155ft** and lies within **100 yards of the beach** on this private marine estate. Potentially suitable for perhaps a permanent or holiday home, there are other opportunities for extension or re-development with **planning consent granted for the construction of a 4 bedroom detached house and garage** (Ref. No. M/75/20/PL). If this description sounds interesting to you, why not telephone **May's** for an appointment to view - be prepared to be pleasantly surprised !

ACCOMMODATION

SUN PORCH: 21' 0" x 4' 9" (6.40m x 1.45m)

of uPVC framed double glazed construction with semi-pitched insulated polycarbonate roof; high output radiator; telephone point; uPVC framed double glazed double doors to:

SITTING ROOM: 13' 0" x 9' 9" (3.96m x 2.97m)

with engineered oak strip flooring; corner fireplace with fitted wood burning stove; radiator; door to:

INNER LOBBY:

with trap hatch to roof space having loft ladder with part boarding and light plus gas fired boiler.

KITCHEN/DINING ROOM: 20' 0" x 9' 2" (6.09m x 2.79m)

(overall maximum measurements) **KITCHEN SECTION:** 10'9 x 9'2 with range of floor standing drawer and cupboard units having roll edge worktop, tiled splash backs and wall mounted cabinets above; inset porcelain sink; integrated appliances including dishwasher; eye level oven; four burner gas hob; cooker hood; automatic washing machine; fridge and freezer. **DINING SECTION:** 9'2 X 6'10 radiator; uPVC framed double glazed door to side.

BEDROOM 1: 11' 6" x 10' 6" (3.50m x 3.20m)

engineered oak strip flooring; range of built in wardrobe cupboards; radiator; uPVC framed double glazed door to garden.

BEDROOM 2: 11' 6" x 8' 1" (3.50m x 2.46m)

radiator.

SHOWER ROOM/W.C.: 7' 10" x 7' 0" (2.39m x 2.13m)

with corner glazed cubicle having fully tiled walls and independent shower mixer; pedestal wash basin; low level W.C.; ladder style heated towel rail.

OUTSIDE AND GENERAL

The property sits on a plot having a frontage to Elm Drive of some 50ft and extending to a total depth of some 155ft or thereabouts. The current owner has obtained Planning Permission for the erection of a detached 4 bedroom house and garage under reference M/75/20/PL.

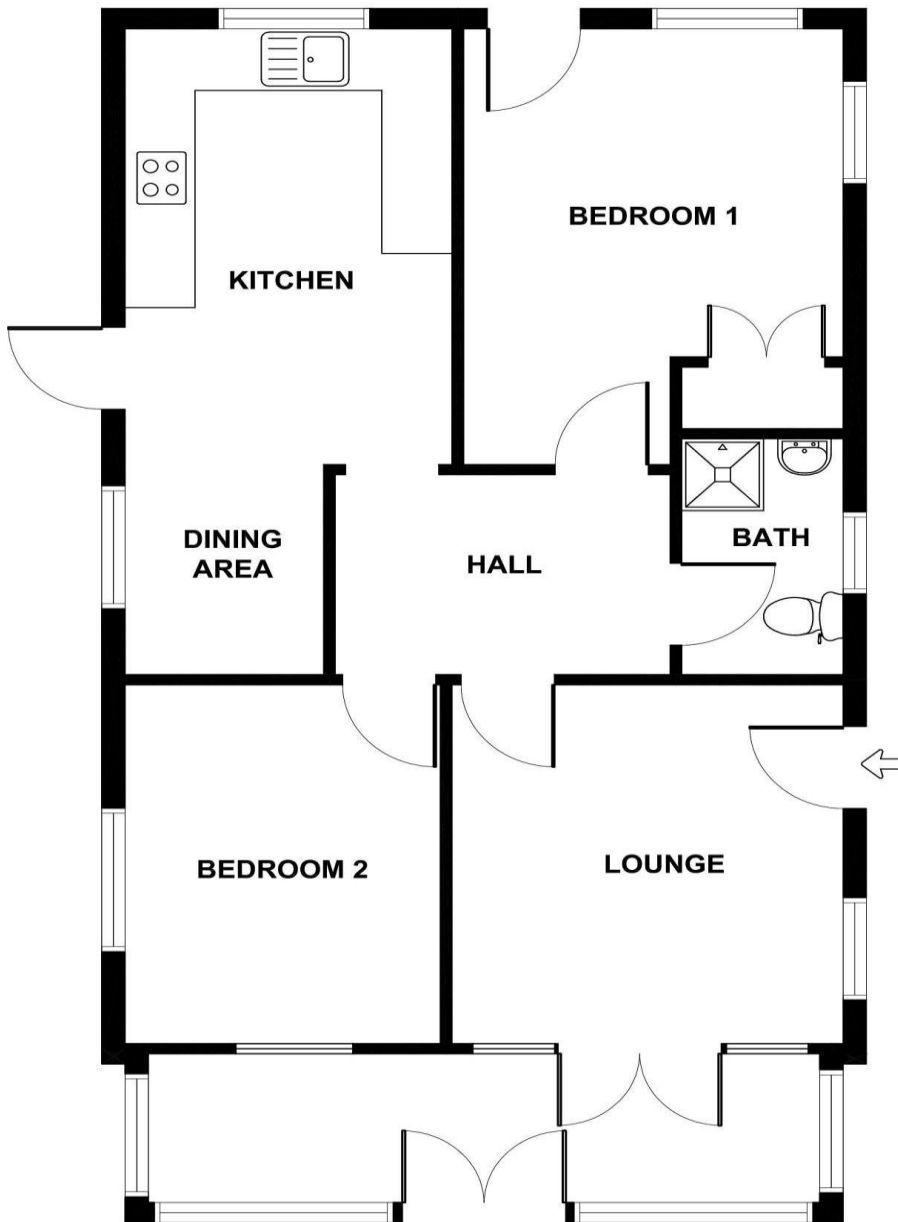
GARDENS:

The REAR GARDEN is laid principally to lawn having a depth of some 75ft and faces roughly east with an open southerly aspect. The area is surrounded by lapped timber fencing and to the rear section has a sleeper edged shingle bed with timber summer house. Two TIMBER GARDEN STORES sit to one side and a pebble driveway leads along the side of the property to the

FRONT GARDEN which is laid to a combination of pebbled driveway and parking area plus brick edged lawn. Twin wrought iron gates provide access to the driveway.

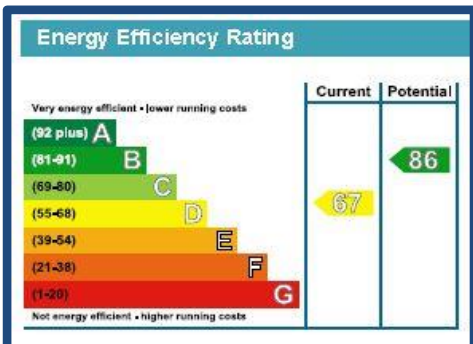
AMPLE OFF STREET PARKING:

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 seen on the



13 ELM DRIVE

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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.