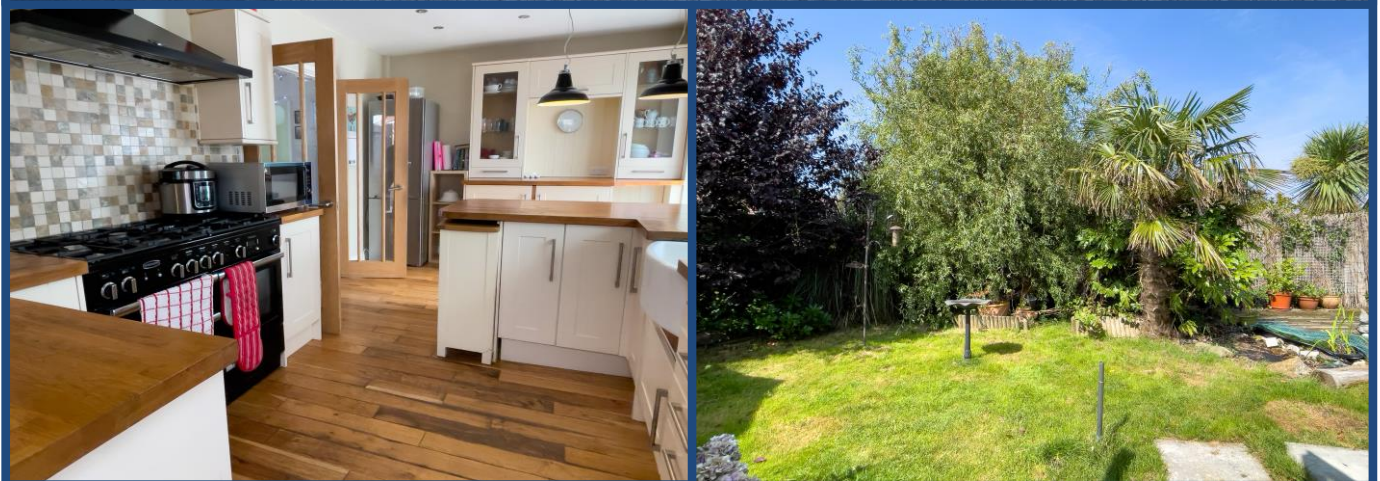


For a traditional, personal and professional service

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



11 The Layne
Elmer, Bognor Regis,
PO22 6JL

£475,000 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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It is amazing just how deceptive the exterior of certain properties can appear, leaving one with quite the wrong impression. And this DETACHED BUGALOW is just such a property. Believe it or not, these walls contain 2 Bedrooms, Loft Room, Living Room plus a double-glazed Conservatory. Offered for sale with gas fired central heating, uPVC framed double glazing and parking for several vehicles, the flexible accommodation caters for a variety of occupiers from the young family right through to those in their later years. Located on the private Elmer Sands marine estate, the property is only some 200 yards from the beach, whilst there is local shopping available at the Elmer Stores, with more comprehensive facilities available in Bognor Regis Town centre, some 2.5 miles to the west. For an appointment to view, contact May's - don't just look at the outside !

ACCOMMODATION

Front door to:

SUNROOM: 15' 7" x 6' 3" (4.75m x 1.90m)
radiator; glazed door to:

HALL:

radiator; telephone point; storage cupboard; spiral stair case to 'loft room'; double doors to:

KITCHEN: 17' 2" x 9' 7" (5.23m x 2.92m)

(maximum measurement's over units) range of floor standing drawer and cupboard units; woodblock work top; tiled splash backs with matching wall mounted cabinets over; integrated dishwasher; concealed space and plumbing for washing machine; 'Rangemaster' cooker with six burner gas hob above (note oven does not work due to a faulty timer); matching 'Rangemaster' filter hood; inset 'Butler' style sink with mixer tap; cupboard housing "Valiant" gas fired boiler; side door to covered deck area; double doors to:

CONSERVATORY: 14' 5" x 10' 10" (4.39m x 3.30m)
of uPVC framed construction on raised plinth; radiator; single door to side; double doors to garden.

LIVING ROOM: 15' 4" x 12' 0" (4.67m x 3.65m)
(into shallow bay) double aspect room; log burner; T.V. aerial point; radiator.

BEDROOM 1: 13' 0" x 11' 0" (3.96m x 3.35m)

radiator; door to En-Suite: fully tiled with matching suite comprising W.C. and sink inset in vanity unit; walk in shower with glazed screen; extractor fan; ladder style heated towel rail.

BEDROOM 2: 11' 0" x 10' 5" (3.35m x 3.17m)

radiator.

SHOWER ROOM/W.C.:

fully tiled with matching suite comprising close coupled W.C.; pedestal wash hand basin; corner shower cubicle with glazed screen; ladder style heated towel rail.

LOFT ROOM: 14' 4" x 9' 8" (4.37m x 2.94m)

telephone point; eves storage cupboard; Velux window.

OUTSIDE AND GENERAL

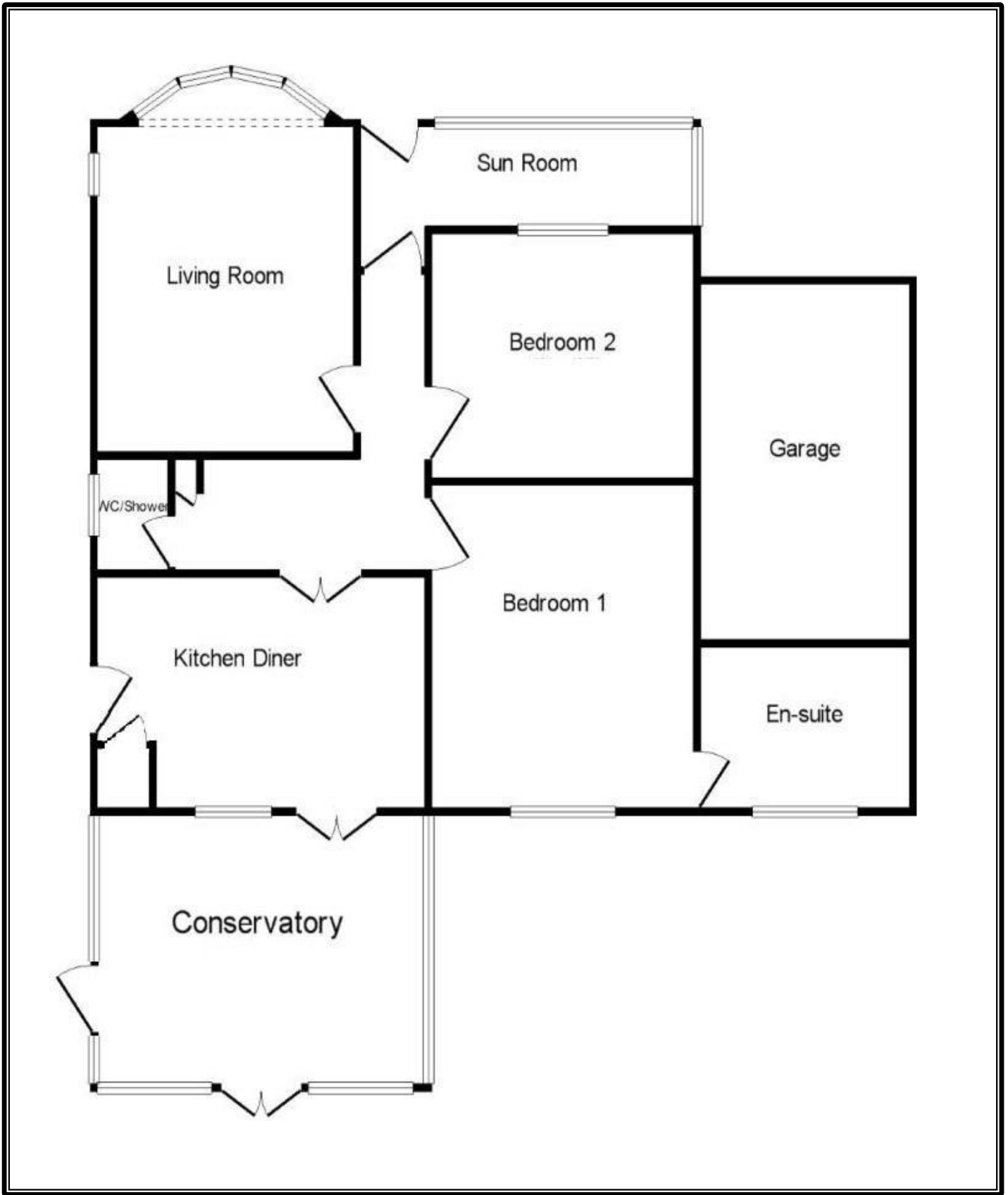
GARDENS:

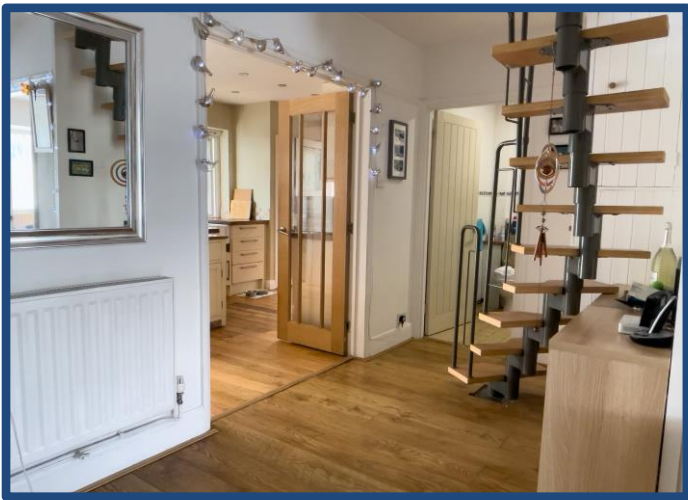
The REAR GARDEN is laid principally to lawn with mature shrub borders and exotics, decked area around pond; covered decked area to side leading to garden store 13'6 x 8'1 with power and light, access to front drive. The FRONT GARDEN is mainly laid to pebbles providing parking for a number of vehicles.

GARAGE: 16' 6" x 8' 5" (5.03m x 2.56m)

with electric up and over door; power and light; meter; opening to further garden store.

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 Elmer, turning into The Layne, where the property will be seen on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.