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



29 Ancton Way
Elmer Sands, Bognor Regis,
PO22 6JP

Offers in Excess of £475,000 Freehold

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It's amazing how deceptive the exterior of some properties can be, and this **INDIVIDUAL DETACHED CHALET STYLE HOUSE** is a prime example. Despite its modest appearance, this home contains 4 double bedrooms! Additionally, it features a versatile **studio/annex, replacement kitchen** and a mature **south-facing garden** with raised vegetable beds, perfect for those with green fingers. Located on the private Elmer Sands marine estate, just 400 yards from the beach, this property is ideal for a variety of occupants, from young families to retirees. Don't let the exterior fool you - contact **May's** to arrange a viewing!

ACCOMMODATION

Upvc porch to:

ENTRANCE HALL:
radiator.

BEDROOM 3: *14' 7" x 8' 7" (4.44m x 2.61m)*
range of fitted wardrobes; radiator.

BEDROOM 4: *11' 7" x 8' 6" (3.53m x 2.59m)*
radiator; opening to:

KITCHEN: *17' 3" x 6' 10" (5.25m x 2.08m)*
range of floor standing drawer and cupboard units with worktop; matching upstands and wall mounted cabinets over; eye level electric oven; four burner gas hob with extractor hood over; space and plumbing for washing machine & dishwasher; further appliance space; inset sink and drainer; uPVC framed double glazed door to side.

SITTING ROOM: *22' 9" x 13' 8" (6.93m x 4.16m)*
three radiators; under stairs storage cupboard; double glazed double doors to rear garden and veranda.

BATHROOM:
fully tiled; close coupled W.C.; pedestal wash hand basin; bath with mixer tap and hand held shower attachment; storage cupboard; radiator.

F.F. LANDING:

trap hatch to roof space.

BEDROOM 1: *12' 10" x 11' 8" (3.91m x 3.55m)*
to face of sliding eves wardrobe; further eves storage; airing cupboard housing lagged hot water cylinder.

BEDROOM 2: *11' 11" x 10' 9" (3.63m x 3.27m)*
eves storage cupboard; radiator.

F.F. W.C.:

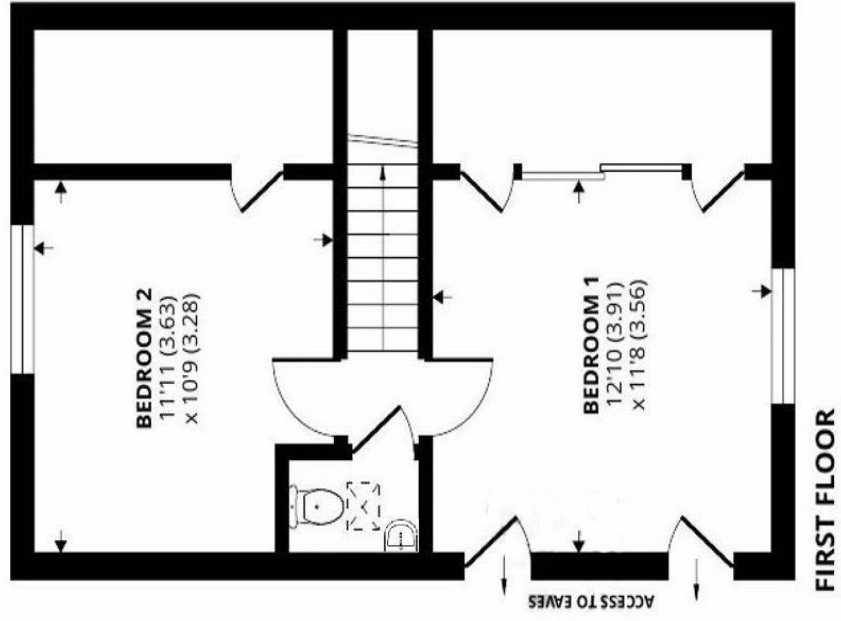
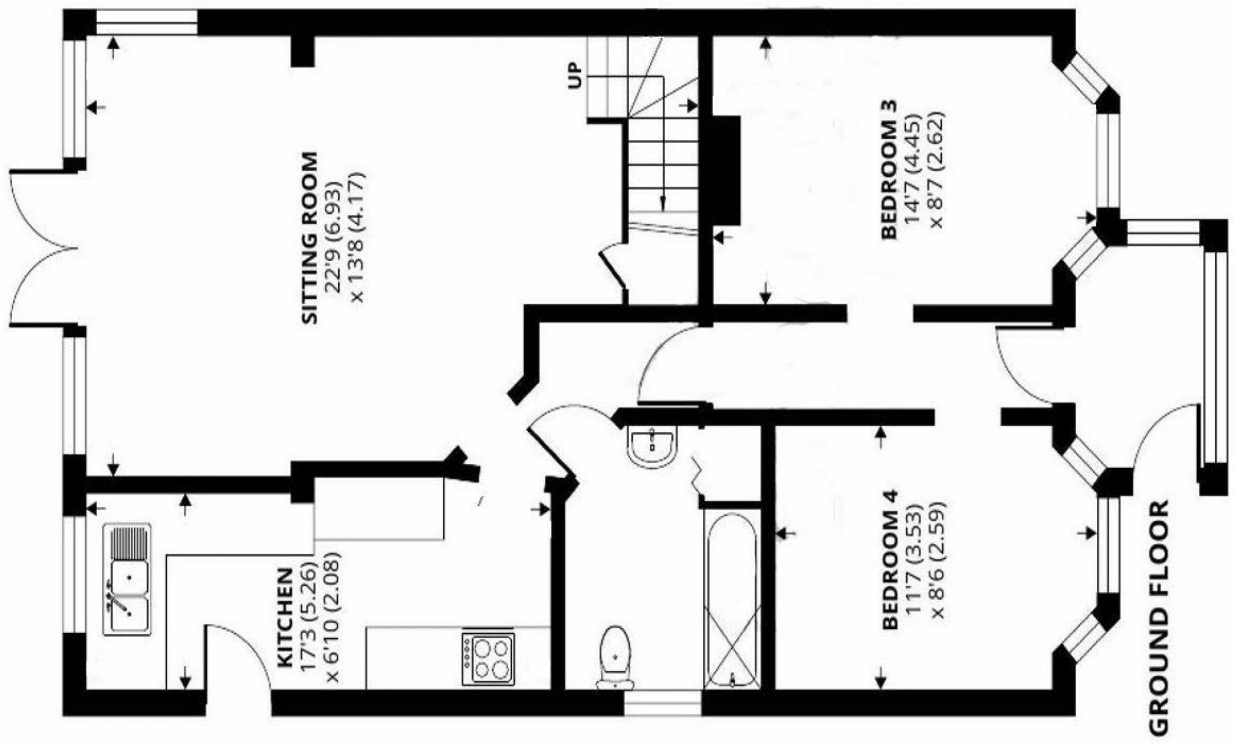
part tiled walls; close coupled W.C. with corner wash basin.

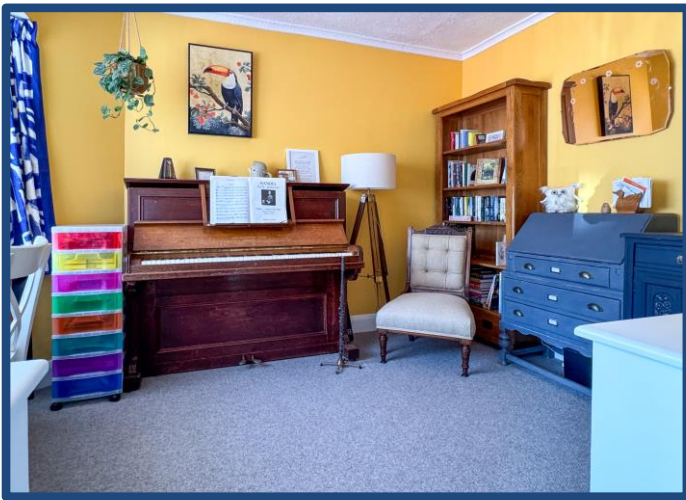
OUTSIDE AND GENERAL

STUDIO: *15' 10" x 7' 4" (4.82m x 2.23m)*
with power and light; Velux window; butler style sink; ladder heated towel rail; corner shower cubicle; double glazed double door to garden.

GARDENS:

The REAR GARDEN faces roughly south and is a feature of the property comprising of patio area which adjoins the rear of the property with covered veranda leading to shaped lawn, mature flower and shrub borders, pond, kitchen garden featuring raised vegetable beds, and green house with potting bench. Side access with timber shed leads to the FRONT GARDEN with shaped flower and shrub borders with brick edged shingle drive way providing parking for a number of vehicles, there is also a EV charging point.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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.