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



Sea Glimpse 5 Deepdene Close
Elmer, Bognor Regis,
PO22 6HX

£325,000 Freehold

www.maysagents.co.uk



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It has become something of a 'trite' expression, but one that still rings true, and that is - '**Location, Location. Location.**'. When assessing the value of any particular property, its situation is of paramount importance and with this **SEMI-DETACHED HOUSE** its location within **some 50 yards of the beach**, surely must rank highly. Accessed via a private residents footpath, Elmer beach offers a sheltered sand and shingle shoreline, protected by a series of 'rock islands'. The property, built some 30 years ago, has been in the **same family ownership since new**, carefully maintained and utilised as a holiday home over that period, enjoying the benefit of **gas fired central heating, uPVC framed double glazing plus a private west facing garden**, and of course the access to the beach. To be sold with the option of all the furniture, from white goods right down to the pots, pans plus knives and forks, ready for immediate occupation! Although not beach frontage, this position is a close run second, with significant **sea glimpses** from the bedroom windows. If the beach is important to you then this could just be the one. Contact **May's** for an appointment to view, then take in the salt fresh air with a walk to the Beach.

ACCOMMODATION

Double glazed double doors to:

COVERED PORCH:

Double glazed door to:

ENTRANCE HALL:

radiator; under-stairs storage cupboard.

LIVING ROOM: 13' 6" x 11' 8" (4.11m x 3.55m)

a double aspect room south and west with two radiators; t.v. aerial point. uPVC framed double glazed sliding door to garden.

KITCHEN/DINING ROOM: 11' 8" x 7' 10" (3.55m x 2.39m)

(maximum measurements over units) range of floor standing drawer and cupboard units; having roll edge worktop; tiled splash back and wall mounted cabinets over; inset stainless steel sink; electric oven; 4 burner gas hob and cooker hood over; wall mounted gas fired boiler; radiator.

F.F. LANDING:

with trap hatch to roof space.

BEDROOM 1: 11' 7" x 10' 2" (3.53m x 3.10m)

dual aspect room with sea glimpses; eaves storage cupboard; radiator.

BEDROOM 2: 7' 0" x 6' 5" (2.13m x 1.95m)

eaves storage cupboard; radiator; sea glimpse.

SHOWER ROOM/ W.C.:

Shower cubicle; pedestal wash basin; close coupled W.C.; heated towel rail; extractor fan; shaver point.

OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** faces roughly west with open aspects to the south. It has a depth extending to approximately 30ft and a width approaching 32ft. providing ample space for a concrete hardstanding useful for parking of caravan, camper van or boat storage. To the rear of the garden is a **SUBSTANTIAL STORE**, plus adjoining **LEAN TO SHED**.

The **FRONT GARDEN** comprises a pebbled area, with concrete driveway providing:

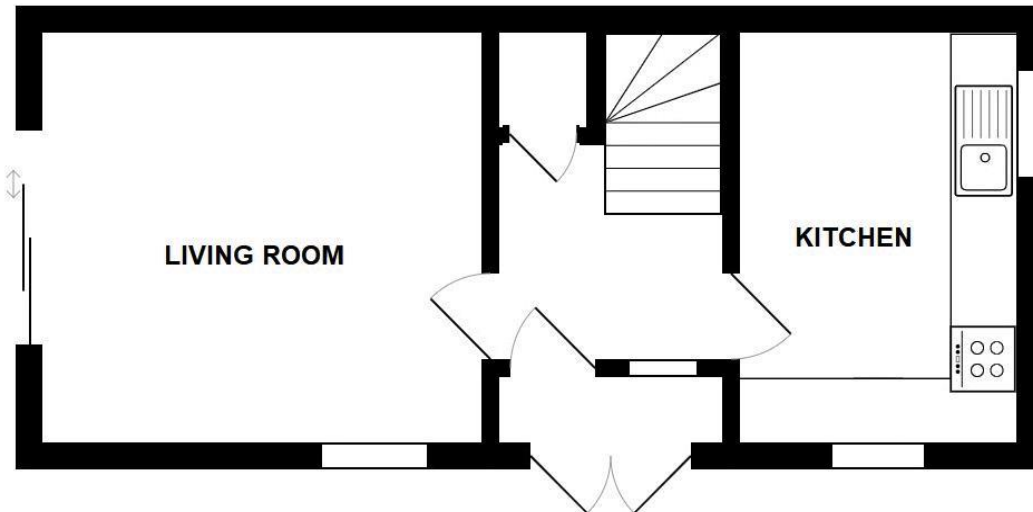
OFF-STREET PARKING:

with the driveway leading via timber gates to the hardstanding beyond.

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, where the Deepdene Close will be found on the right hand side.



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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
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.