

For a traditional, personal and professional service

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



157 Elmer Road
Middleton on Sea, Bognor Regis,
PO22 6JA

£550,000 Freehold

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Once a local shop, now a thoughtfully converted **detached home**, this property blends character with coastal convenience. Situated just moments from the beach and local amenities, this former commercial premises has been transformed into a spacious and inviting **4 bedroom detached residence**, now offering comfortable, well-presented accommodation that's ready to move into. The home offers **off-street parking to both the front and rear**, a **detached garage**, and a **south-facing balcony**. With health centres nearby at Shrubbs Field and Flansham Park, as well as public transport links within easy reach, the location is as practical as it is pleasant. If you're looking for something individual, with a story to tell, this could be just the home for you – contact **May's** to arrange your viewing.

ACCOMMODATION

composite door to:

ENTRANCE HALL:

radiator.

SITTING ROOM: 15' 0" x 18' 0" (4.57m x 5.48m)

herringbone parquet flooring; radiator; T.V. aerial point.

INNER HALL:

telephone point; understairs cupboard; door to:

DINING ROOM: 14' 0" x 11' 0" (4.26m x 3.35m)

radiator; double doors to:

KITCHEN: 14' 1" x 7' 1" (4.29m x 2.16m)

(maximum measurements over units) range of floor standing drawer and cupboard units; worktop with matching upstands and matching wall mounted cabinets over; inset stainless steel sink; space for cooker; space for fridge freezer; door to lobby with double glazed door to side.

SEPARATE W.C.:

close coupled W.C.; miniature butler sink; space and plumbing for washing machine; wall mounted gas fired combination boiler.

GARDEN ROOM: 18' 5" x 7' 7" (5.61m x 2.31m)

(maximum measurements, formerly used as a workshop) twin store cupboard; double glazed door to garden.

F.F. LANDING:

telephone point; trap hatch to roof space; airing cupboard housing lagged hot water cylinder with slatted shelving; store cupboard.

BEDROOM 1: 12' 6" x 11' 0" (3.81m x 3.35m)

radiator; three built in wardrobes.

BEDROOM 2: 13' 2" x 9' 8" (4.01m x 2.94m)

telephone point; radiator; double glazed door to south facing BALCONY with SEA GLIMPSES.

BEDROOM 3: 12' 10" x 8' 7" (3.91m x 2.61m)

radiator; SEA GLIMPSES.

BEDROOM 4: 10' 10" x 6' 9" (3.30m x 2.06m)

radiator.

BATHROOM:

close coupled W.C.; pedestal wash hand basin; panelled bath with mixer tap and hand held shower attachment; shaver point; radiator; fitted medicine cupboard.

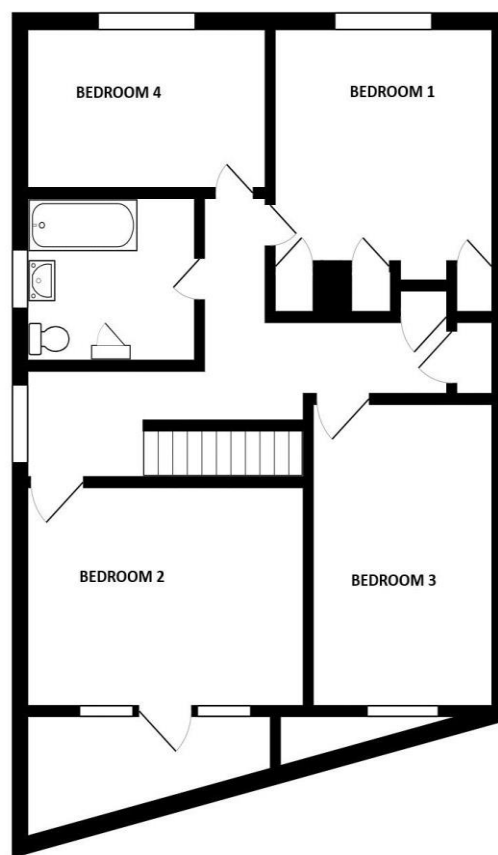
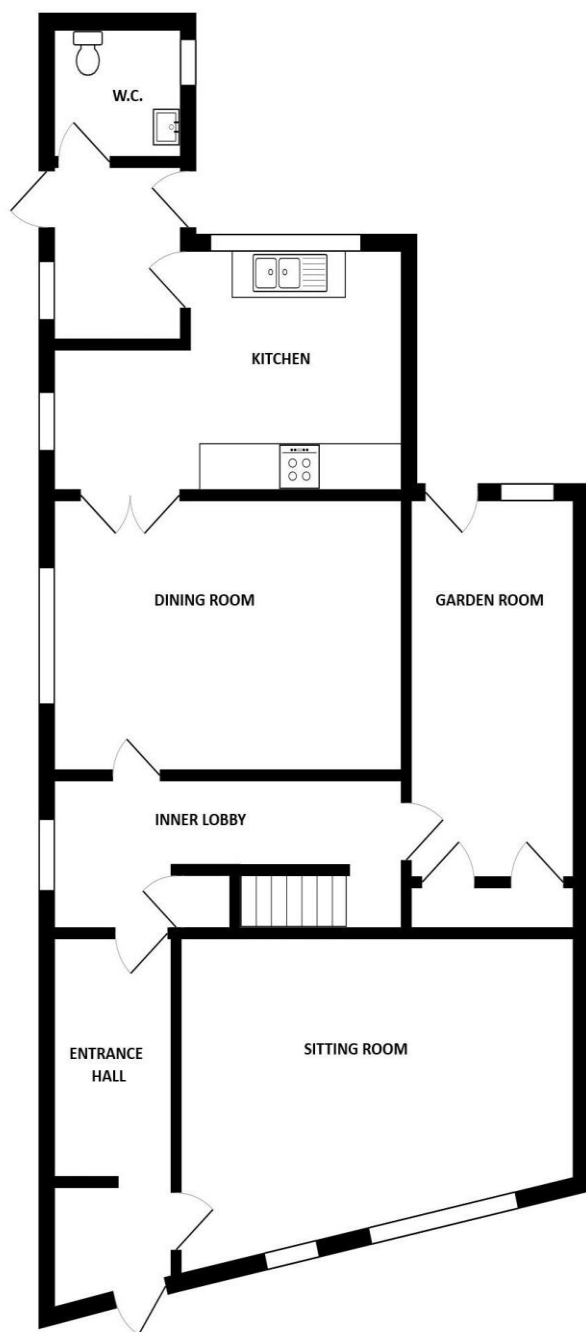
OUTSIDE AND GENERAL

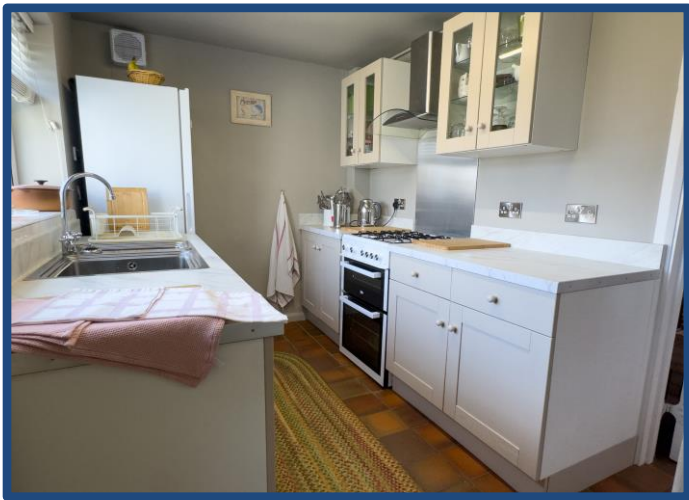
GARDENS:

The REAR GARDEN has been laid to a combination of lawn and concrete hard standing with access to the FRONT GARDEN which has been designed to provide parking.

GARAGE: 19' 2" x 9' 3" (5.84m x 2.82m)

located at the rear of the property with hard standing for parking; metal up and over door; personal door to garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.