



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£249,950 Freehold**

**68 Ancton Way**  
**Elmer, Bognor Regis, PO22 6JP**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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Individual Building plots in this area are relatively few and far between meaning one is often reliant on the opportunity of development of a large garden area or as in the case of this particular DETACHED BUNGALOW, demolition and re-construction. Although the planning consent (**M/92/21/PL**) has lapsed, previous permission was granted for the '**Demolition of existing bungalow & construction of 1 No 2-storey dwelling with access & off road parking.**' The lapsed consent also included the following clause '**This site is in CIL Zone 4 & is CIL Liable as new dwelling**'. The current building is of timber and asbestos construction and sits on a plot of approximately 0.08 acre, backing onto a woodland setting, situated within the private Elmer Sands estate some 450 yards from the beach. Offered for sale in need of significant modernisation in its present form, potential purchasers must satisfy themselves as to the most effective way forward with this property. For an opportunity to view this development project contact May's.

## ACCOMMODATION

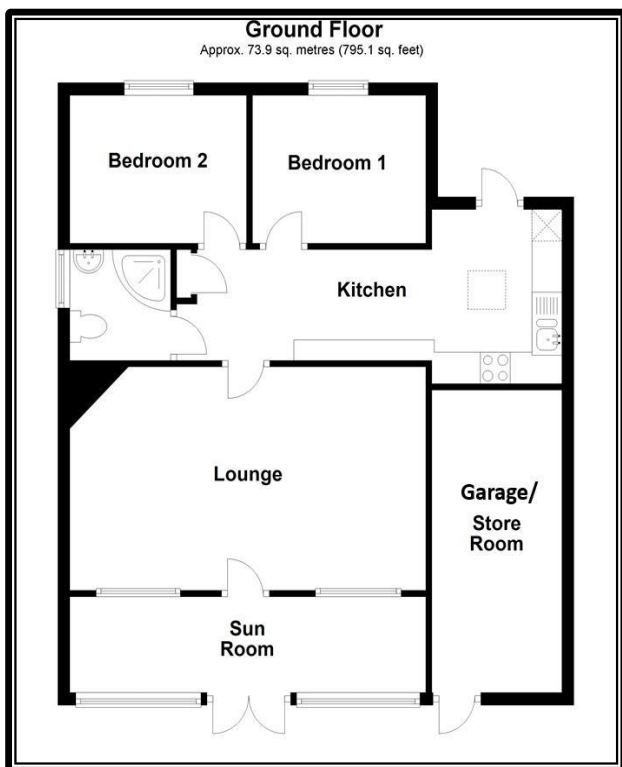
**uPVC framed double glazed double doors to:**

**ENTRANCE SUNLOUNGE:** 19' 4" x 5' 0" (5.89m x 1.52m)

part glazed panel door to:

**LIVING ROOM:** 19' 6" x 11' 6" (5.94m x 3.50m)  
corner fireplace with fitted wood burning stove;  
two radiators; door to:

**DINING AREA:** 12' 0" x 5' 8" (3.65m x 1.73m)  
opening onto:



**KITCHEN:** 8' 10" x 7' 4" (2.69m x 2.23m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll-edge worktop; tiled splash back and wall mounted cabinets over; space for fridge freezer; inset stainless steel sink; plumbing for washing machine; integrated electric oven with four burner gas hob; "Worcester" gas fired boiler (non of the appliances have been tested).

**BEDROOM 1:** 9' 7" x 7' 6" (2.92m x 2.28m)

Radiator.

**BEDROOM 2:** 9' 6" x 7' 9" (2.89m x 2.36m)

Radiator.

### SHOWER ROOM/W.C.:

Fully tiled with corner shower cubicle having independent mixer; wash basin inset in vanity unit; close coupled W.C.; heated towel rail.

## OUTSIDE AND GENERAL

**GARAGE/STORE:** 16' 0" x 7' 6" (4.87m x 2.28m)

with power and light; side hung wooden doors.

### GARDENS:

The REAR GARDEN is somewhat overgrown but has a depth of approximately 65 ft and a width of 28 ft or thereabouts., A project not for the faint hearted! The FRONT GARDEN is laid to lawn with concrete driveway to garage.

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.