



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£150,000 Freehold

7 North Avenue

Elmer, Bognor Regis, PO22 6HF

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.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

You may consider this an opportunity. An opportunity to redevelop this **DETACHED BUNGALOW**, situated on this private marine estate with the sea less than 335m (as the crow flies) away. Built of **NON TRADITIONAL** materials and constructed on a plot measuring approximately 240.7 m². There is also the possibility of complete redevelopment (subject to the necessary consents). The bungalow could provide a weekend retreat near the seaside, a retirement opportunity or perhaps a forever home for someone looking for a quieter pace of life! Come and see for yourself - telephone **May's** for an appointment to view - you decide what you want to do with the property.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE LOBBY:

opening to:

SITTING ROOM: 12' 4" x 9' 10" (3.76m x 2.99m)

door to:

KITCHEN: 7' 2" x 5' 0" (2.18m x 1.52m)

(maximum measurements over units)

BEDROOM 2: 9' 10" x 7' 9" (2.99m x 2.36m)

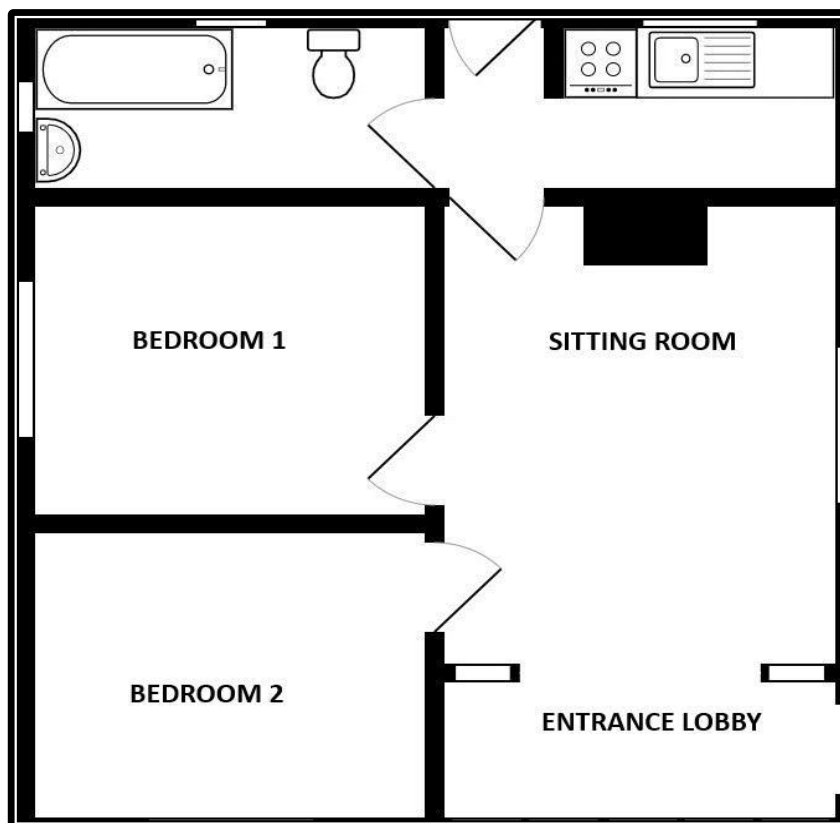
BATHROOM: 10' 0" x 5' 0" (3.05m x 1.52m)

gas fired boiler (not tested).

OUTSIDE AND GENERAL

the plot measures approximately 240.71m²

BEDROOM 1: 10' 0" x 8' 0" (3.05m x 2.44m)



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.