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



**6 Elm Drive**  
**Elmer, Bognor Regis,**  
**PO22 6JD**

**£450,000 Freehold**

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This delightful **DETACHED 2 BEDROOM COTTAGE STYLE HOUSE** blends modern comforts with the charm of coastal living. Located in the gated community of Elmer Sands, once hailed as 'the happiest spot on the South Coast', the property has **sea glimpses** from the first floor. The house also features **gas-fired central heating**, **uPVC framed double glazing**, and even a **log burner**, ensuring year-round comfort. Recent updates include **replacement bathroom fittings**, and outside, you'll find a **south-facing garden**, a **detached garage**, and ample parking space for a motor home or even a boat. If the sound of this appeals to you, why not sample the Elmer Sands lifestyle. Contact **May's** for an appointment to view and see for yourself - perhaps you might like to bring your buckets and spades to test the beach !

## ACCOMMODATION

### **uPVC framed double glazed door to:**

### **UTILITY PORCH:**

space and plumbing for automatic washing machine; space for further appliance; cupboard housing gas fired combination boiler; radiator; glazed door to:

### **KITCHEN/DINER**

**KITCHEN SECTION:** 11'4 X 7'0 (max measurements) range of floor standing drawer and cupboard units having wood block work top; tiled splash backs and wall mounted cabinets over; built in electric oven; four burner electric hob with filter hood over; ceramic sink with mixer tap; integrated dishwasher; **DINING SECTION:** 11'6 x 8'0 (max measurements) radiator; double aspect room; glazed door to:

### **LIVING ROOM:** 25' 9" x 12' 0" (7.84m x 3.65m)

log burner; T.V. aerial point; two radiators; glazed double doors to:

### **GARDEN ROOM:** 26' 8" x 7' 0" (8.12m x 2.13m)

two radiators; double glazed double doors to rear garden.

### **BATHROOM:**

comprising panelled bath with mixer tap and independent shower; wash hand basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail; extractor fan.

### **F.F. LANDING:**

trap hatch to roof space; sea glimpses.

### **BEDROOM 1:** 13' 9" x 9' 6" (4.19m x 2.89m)

narrowing to face of fitted wardrobes; radiator; window seat with drawers beneath; dual aspect room east and south with sea glimpses.

### **BEDROOM 2:** 13' 9" x 7' 2" (4.19m x 2.18m)

dual aspect; radiator; storage cupboard; sea glimpses: EN-SUITE W.C.: low level W.C.; pedestal wash hand basin.

## **OUTSIDE AND GENERAL**

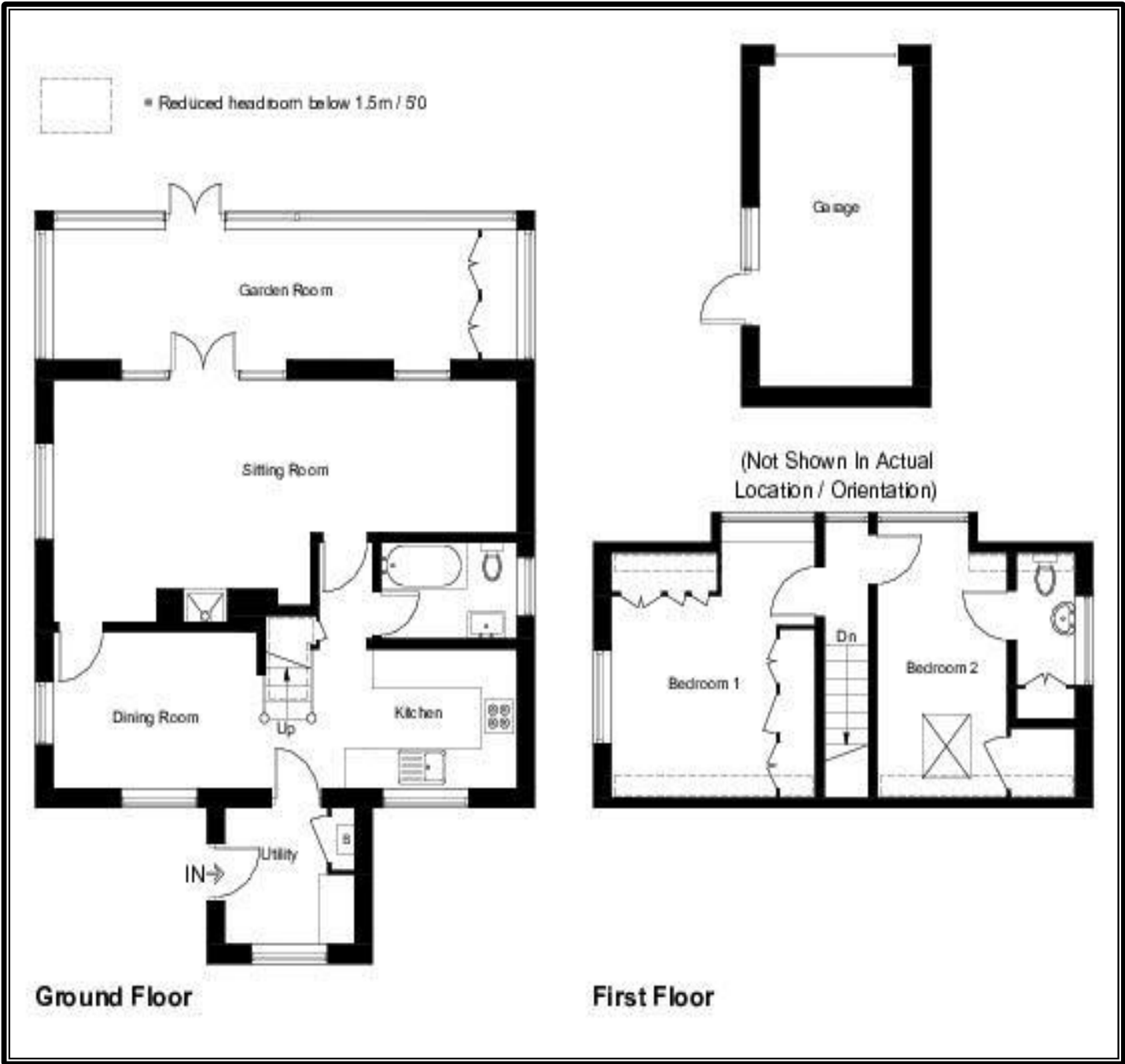
### **GARAGE:** 15' 7" x 7' 8" (4.75m x 2.34m)

with pitched roof; metal up and over door; power and light; personal door to side.

### **GARDENS:**

The house sits on a corner plot surrounded by gardens. The main south facing garden comprises a patio area leading to shaped lawn with mature flower and shrub borders with path leading to a side gate with access to hard standing offering parking for two cars with garage and double gates opening into the garden to provide further parking.

**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 the Elmer Sands Estate through the gate, taking the first left into Elm Drive where the property will be found on the







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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