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



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

**£499,000 Freehold**

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Situated just moments from the beach, this **detached home** offers well presented and spacious accommodation, ready for immediate occupation. A particular feature of the property is the **south facing balcony**, which enjoys **sea views**. The home also benefits from **off street parking** to both the front and rear, together with a **detached garage**. Local amenities are close at hand, with health centres at Shrubbs Field and Flansham Park, and public transport links within easy reach. If you are seeking a detached property in a **coastal location**, offering both practicality and outlook, contact **May's** to arrange your viewing.

## ACCOMMODATION

### composite door to:

#### ENTRANCE HALL:

Leading to dining room & kitchen. Radiator.

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

South facing room with 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.

#### STUDY/ BEDROOM 5: 18' 5" x 7' 7" (5.61m x 2.31m)

(maximum measurements) twin store cupboard; double glazed door leading to the 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 VIEW.

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

radiator; SEA VIEW.

#### 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.

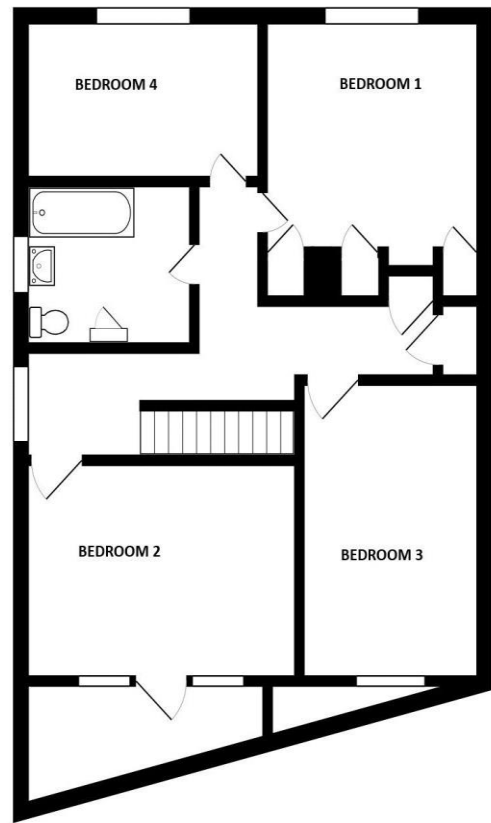
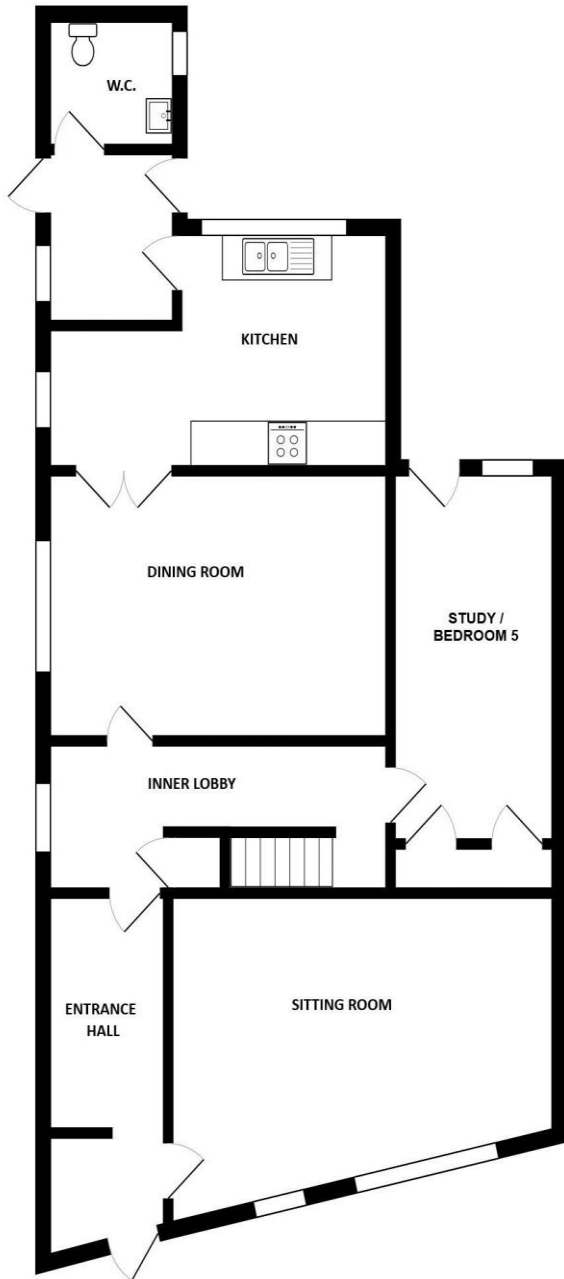
## OUTSIDE AND GENERAL

#### 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		

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