



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

**£150,000 Freehold**

**7 North Avenue**

**Elmer, Bognor Regis, PO22 6HF**

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



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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:

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

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

door to:

**BATHROOM:** 10' 0" x 5' 0" (3.05m x 1.52m)  
gas fired water heater (not tested).

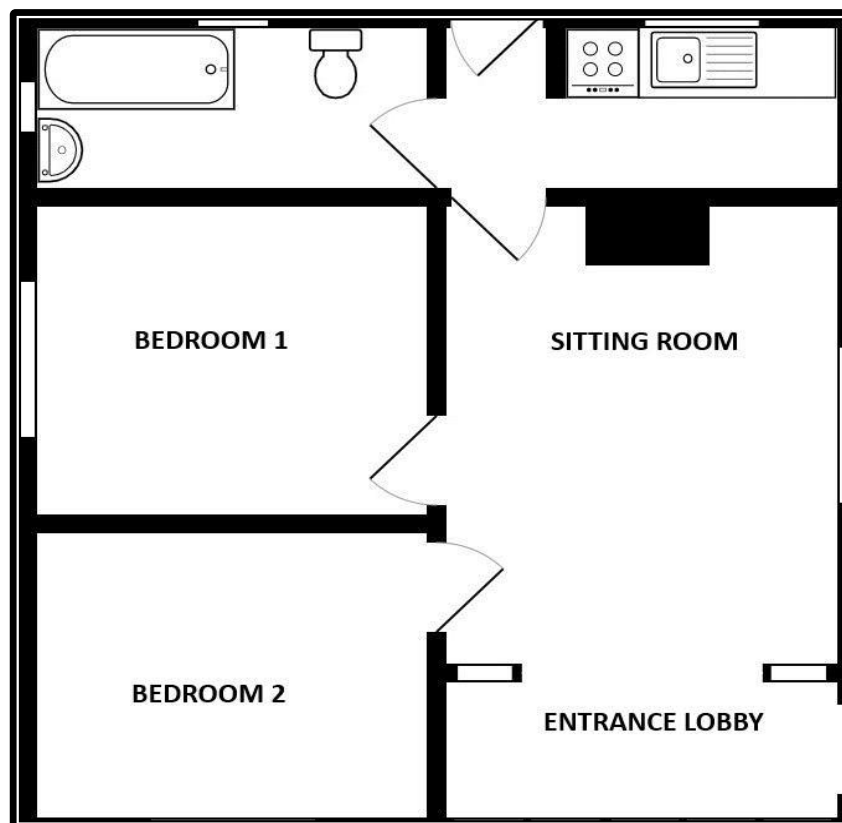
**KITCHEN:** 7' 2" x 5' 0" (2.18m x 1.52m)

(maximum measurements over units)

### 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.