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



## The Heron Ancton Lodge Lane

Middleton on Sea, Bognor Regis,

PO22 6LZ

**£450,000 Freehold**

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Set within a **private estate** and positioned **less than 300 metres from the beach**, this attractive three bedroom **detached character property** offers a rare opportunity to purchase a much loved family home in a highly desirable coastal setting. Having had only three owners since it was built, and remaining within the same family for 56 years, the property comes to the market for the first time in many years and offers an appealing opportunity for the next owners to enjoy and update in their own style.

The property offers generous ground floor accommodation, including a spacious sitting/dining room, a kitchen/breakfast room and a conservatory overlooking the garden. The west facing rear garden is a lovely feature, providing a good degree of space and enjoying the afternoon and evening sunshine, whilst the garage and off street parking add further practicality.

A characterful home in a sought after private estate location, close to the beach, offering scope for the next owners to make it their own. Please contact **May's** for an appointment to view.

## ACCOMMODATION

**double glazed door to:**

### ENTRANCE HALL:

herringbone parquet flooring; radiator; opening to:

**KITCHEN/BREAKFAST ROOM:** 18' 0" x 16' 8" (5.48m x 5.08m)

(Maximum measurements) floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; upstands; butler sink; "Stoves" range style cooker with five burner gas hob with cooker hood over; space and plumbing for washing machine and dishwasher; further appliance space; door to garden; gas fired boiler; arch way opening to

**CONSERVATORY:** 13' 5" x 11' 0" (4.09m x 3.35m)

of uPVC framed construction on brick plinth; double glazed double doors to rear garden; radiator; telephone point; T.V. aerial point.

**SITTING ROOM/ DINING ROOM:** 15' 4" x 8' 9" (4.67m x 2.66m)

Sitting Room Section: 18' 3" x 12' 0" (5.56m x 3.65m)

Dining Room Section: 15' 4" x 8' 9" (4.67m x 2.66m)

Dual aspect room; herringbone parquet flooring; three radiators; feature fire place with hearth; T.V. aerial point.

### CLOAKROOM:

close coupled W.C.; hand wash basin; radiator.

### F.F. LANDING:

trap hatch to roof space.

**BEDROOM 1:** 11' 10" x 11' 0" (3.60m x 3.35m)

dual aspect room; T.V. aerial point; radiator; EN-SUITE: close coupled W.C.; pedestal wash hand basin; corner shower cubicle with glazed screen; ladder style heated towel rail; Velux window.

**BEDROOM 2:** 11' 8" x 10' 3" (3.55m x 3.12m)

dual aspect room; radiator; T.V. aerial point; eves storage.

**BEDROOM 3:** 15' 4" x 7' 8" (4.67m x 2.34m)

(maximum measurements) radiator; eves store.

### FAMILY BATHROOM:

part tiled walls; matching suite comprising panelled bath with independent shower mixer; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail; airing cupboard housing lagged hot water cylinder.

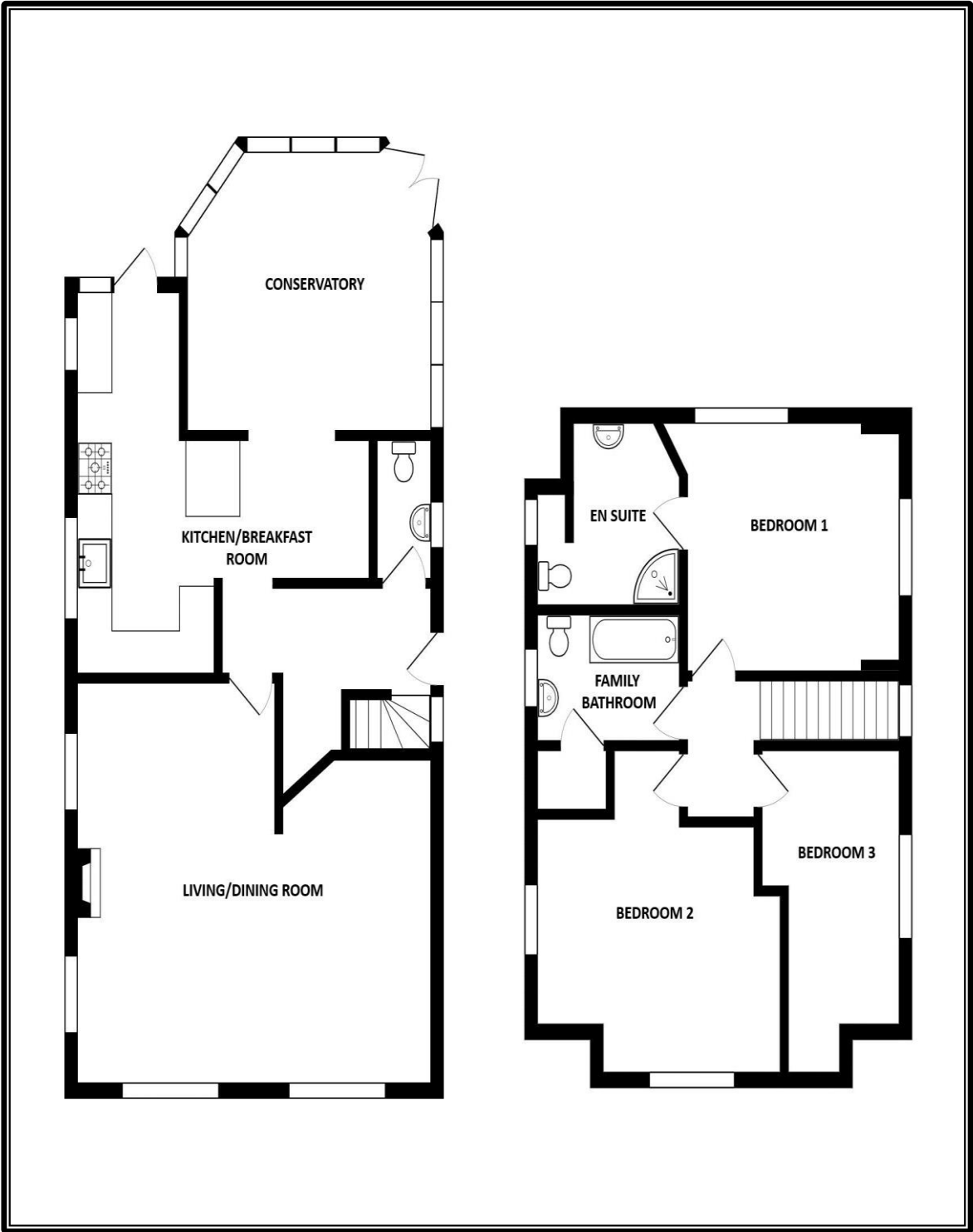
## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN faces roughly west and is laid principally to lawn with mature flower and shrub borders. To the side is a patio area leading to the FRONT GARDEN which again is laid to a combination of lawn with flower and shrub borders. Block paved drive way leads to:

### GARAGE:

metal up and over door; power and light; personal door rear.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.