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PO22 6JH

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Offers in the Region Of £700,000 Freehold



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What makes the 'perfect' family home ? Is it the accommodation ? Is it the garden ? Or is it the location ? Or perhaps a combination of all three ? In the case of this **INDIVIDUAL DETACHED HOUSE** one could use these criteria to conclude that this must be just that kind of property !! Situated on the **Elmer Sands Private Beach Estate, less than 300 meters from the Beach**, this property boasts a **90 ft rear garden** and the property has been extended over the years to provide accommodation to suit the growing family. Amongst the many features, the **FAMILY ROOM** must come near the top. Having an overall size of approximately 30 ft x 27 ft, this room incorporates not only large Kitchen area , but also a genuinely spacious Living Room / Dining Room area where all the family can mix. Bi-fold doors open across the rear, and out onto the decking, bringing another dimension to outside living. Add to this the **4 double bedrooms** (one with en-suite facilities), and separate Sitting Room to provide the escape for Mum and Dad, and surely most of the boxes must have been ticked, so contact **May's** for an appointment to view.

ACCOMMODATION

double galzed door:

ENTRANCE HALL: 21' 3" x 7' 0" (6.47m x 2.13m)
(maximum measurements) high speed internet points; upright radiator.

KITCHEN FAMILY ROOM: 29' 7" x 27' 2" (9.01m x 8.27m)
KITCHEN SECTION: 19'1 x 17'0: range of floor standing drawer and cupboard units with "Minerva" worktop; large central island incorporating "Bosch" induction hob with extractor; integrated appliances of dishwasher, fridge & freezer; two eye level electric assisted fan ovens; inset stainless steel sink with mixer tap; opening to: DINING/LIVING ROOM SECTION: 27'2 x 12'10: Velux windows; bi-fold doors with blinds; T.V. aerial point; recessed downlights; understairs store cupboard; door to:

UTILITY ROOM: 7' 9" x 7' 9" (2.36m x 2.36m)
(maximum measurements over units) floor standing cupboard units with worktop above; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine; further appliance space; wall mounted gas fired combination boiler; water softener; door to:

G.F. SHOWER ROOM:

part tiled walls; close coupled W.C; wash hand basin inset in vanity unit with twin drawers beneath; fully tiled shower cubicle with glazed screen; ladder style heated towel rail; extractor fan.

2ND SITTING ROOM: 16' 4" x 11' 0" (4.97m x 3.35m)
T.V. aerial point.

G.F. BEDROOM 4: 16' 4" x 7' 9" (4.97m x 2.36m)

F.F. LANDING:

trap hatch to boarded roof space with power and insulation.

PRIMARY SUITE: 25' 3" x 16' 3" (7.69m x 4.95m)

(maximum measurements) fitted sliding wardrobes; T.V. aerial point; Ethernet point; door to: EN-SUITE: close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; fully tiled shower cubicle with sliding glazed screen; ladder style heated towel rail; extractor fan.

BEDROOM 2: 15' 2" x 12' 3" (4.62m x 3.73m)

(maximum measurements) a dual aspect room; T.V. aerial point; ethernet point.

BEDROOM 3: 15' 2" x 12' 7" (4.62m x 3.83m)

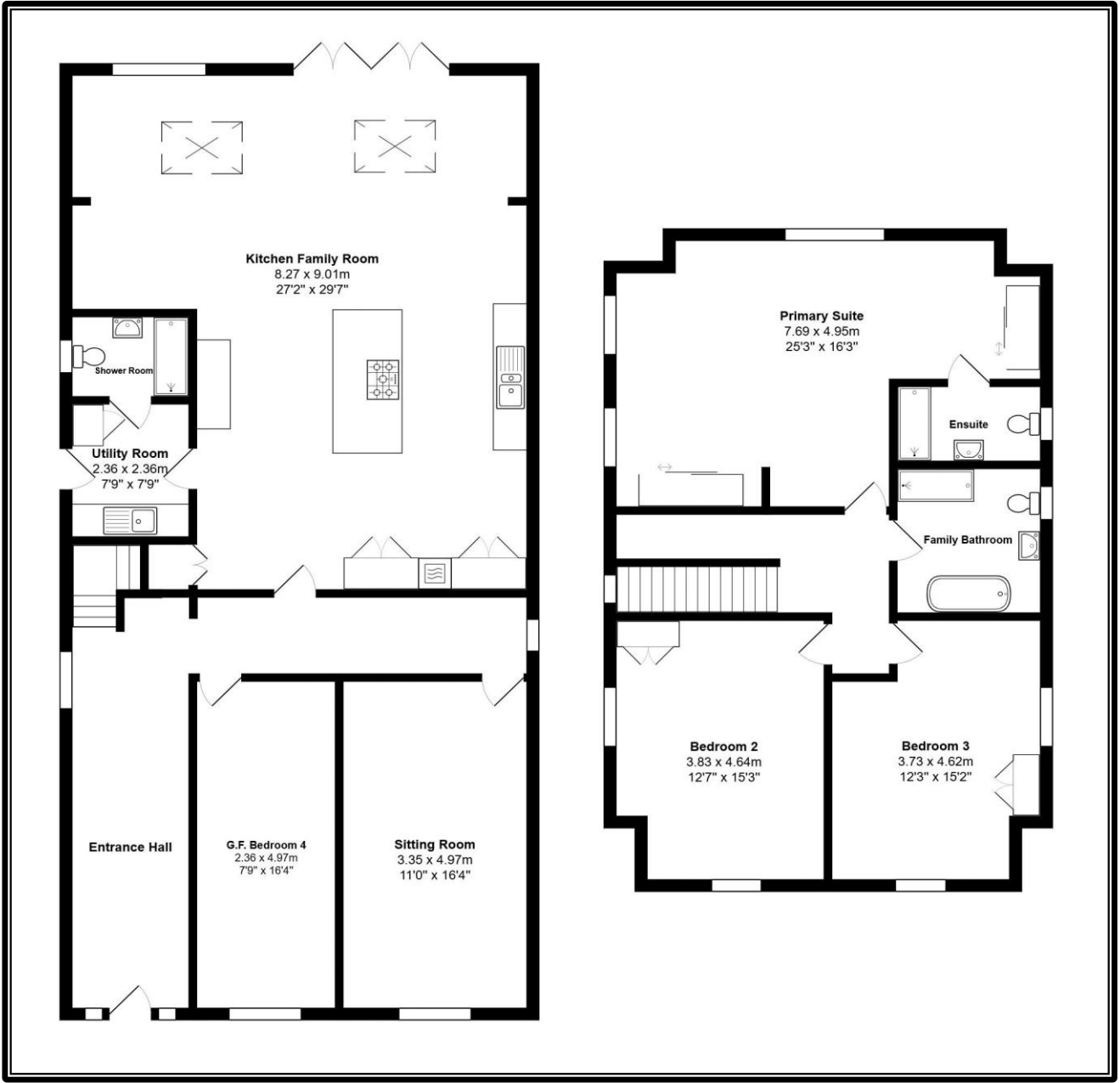
(maximum measurements) a dual aspect room; T.V. aerial point; Ethernet point.

FAMILY BATHROOM: 9' 3" x 8' 7" (2.82m x 2.61m)

part tiled walls; close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail; free standing bath with hand mixer tap and held shower attachment; separate shower cubicle with fully tiled walls and glazed sliding screen; extractor fan.

OUTSIDE AND GENERAL

The REAR GARDEN faces roughly West and has been laid to a combination of decking and lawn, with flower and shrub borders. To the rear of the garden there is a raised deck with covered pergola; timber shed with outdoor sockets; power and light and further garden store. The FRONT GARDEN has been laid to stone to provide parking for a number of vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
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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.