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



**22 The Layne**  
**Elmer Sands, Bognor Regis,**  
**PO22 6JL**

**£350,000 Freehold**

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Looking back in time nearly 100 years, Elmer Sands was described in an advertising brochure as 'the happiest spot on the South Coast', and 'an unconventional holiday home community'. But over the years this 'holiday community' has become an area associated with a more permanent residency - a **private estate** with an atmosphere all of its own, reflecting the location bordering the beach and the exclusivity of a gated community. Located some **250 meters** from the beach '**Folly Cottage**' is a **NON TRADITIONAL CONSTRUCTION, DETACHED CHALET STYLE COTTAGE**, in need of a degree of modernisation, although with **gas fired central heating, and uPVC framed double glazing**, the property offers well proportioned accommodation with a matured **south westerly** facing rear garden. 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

### ENTRANCE PORCH:

glazed door to:

**LIVING ROOM:** 23' 4" x 12' 0" (7.11m x 3.65m)

radiator; telephone point; T.V. aerial point; door to:

**KITCHEN:** 9' 10" x 8' 0" (2.99m x 2.44m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop and tiled splash backs; matching wall mounted cabinets over; eye level double oven; four burner electric hob with filter hood; integrated fridge freezer & dishwasher; space and plumbing for automatic washing machine; inset sink with mixer tap; radiator.

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

of uPVC construction with pitched polycarbonate roof; radiator; double glazed double doors to rear garden.

**STUDY/G.F. BEDROOM 3:** 11' 4" x 8' 0" (3.45m x 2.44m)

radiator; double glazed double doors to rear garden.

### INNER HALL:

radiator; gas fired combination boiler; under stairs storage cupboard.

### BATHROOM:

part tiled walls; panelled bath with mixer tap hand held shower attachment; "Triton" electric shower with folding glazed screen; heated towel rail; linen cupboard with radiator and slatted shelving.

### SERARATE W.C.:

part tiled walls; close coupled W.C.; radiator.

## FIRST FLOOR

**BEDROOM 1:** 18' 0" x 9' 10" (5.48m x 2.99m)

dual aspect room; radiator; shower cubicle with sliding glazed screen and electric shower unit.

**BEDROOM 2:** 10' 0" x 9' 2" (3.05m x 2.79m)

radiator; eves storage cupboard.

### SEPARATE W.C.:

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

## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN faces roughly south/southwest and is split into two sections. The first section a patio adjoins the rear of the property which leads onto lawn with mature flower and shrub borders. A stepping stone pathway leads to the second section which boasts a variety of mature flower and shrub borders, vegetable garden and patches with a greenhouse. Side access leading to the FRONT GARDEN which is again laid to lawn with flower and shrub borders a concrete drive which leads to:

### FRONT STORE:

with power and light.



**FLOOR PLAN TO FOLLOW**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC TO FOLLOW

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