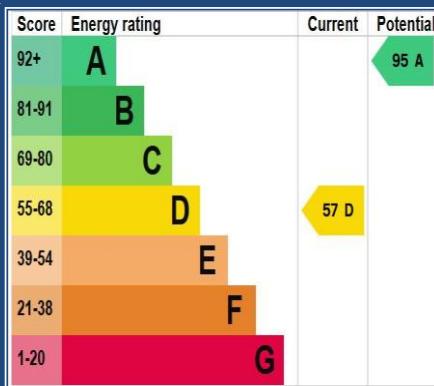


For a traditional, personal and professional service

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



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£145,000 Leasehold**

**7 Manor Court**  
**Elmer, Bognor Regis, PO22 6LP**

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



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

It must be many people's dream to come and live by the beach, but for most this is all it remains - a dream. But for someone at least, this PURPOSE BUILT AGE RESTRICTED BUNGALOW could be the answer. Located in this retirement development on the private Elmer Sands Beach Estate, this property boasts well manicured communal gardens as well as being less than 150 yards from the beach, plus the benefits night storage central heating and double glazing. With resident's parking, plus the usual benefits of these managed developments, internal inspection is essential to fully appreciate the additional features found in this property. Make an appointment with May's, before someone else gets the opportunity to buy the "dream" before you !!

## ACCOMMODATION

### ENTRANCE HALL:

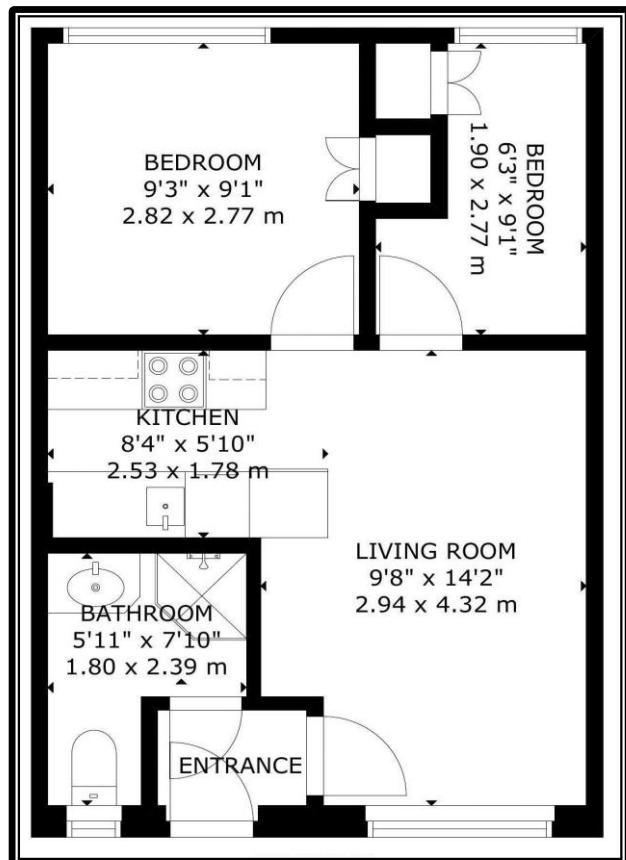
Electric meter cupboard. Doors to:

### LIVING ROOM: 14' 2" x 9' 8" (4.31m x 2.94m)

TV aerial and telephone point; opening to:

### KITCHEN: 8' 4" x 5' 10" (2.54m x 1.78m)

(Maximum measurements over units) range of floor standing drawer and cupboard units having worktop above; tiled splash back and wall mounted cabinets over; inset stainless steel sink; space and plumbing for automatic washing machine; further appliance space; electric oven; electric hob.



### BEDROOM 1: 9' 3" x 9' 1" (2.82m x 2.77m)

Double wardrobe.

### BEDROOM 2: 9' 1" x 6' 3" (2.77m x 1.90m)

Double wardrobe.

### SHOWER ROOM:

Fully tiled corner shower cubicle with glazed screen; WC. wash hand basin inset in vanity unit with cabinet beneath.

## OUTSIDE & GENERAL

### GARDENS:

To the front of the property is a small paved terrace area with flowerbeds and shrubs. To the front and rear are extensive communal landscaped gardens with mature trees, shrubs and hedging.

### RESIDENTS PARKING

### LEASE DETAILS

**Tenure:** We understand there is the remainder of a 99-year lease from 1982 (52 years remaining) and that there is an age restriction to over 55's.

**Service Charge:** We understand the service charge payable is approximately £960 p.a.

**Ground Rent:** We understand the ground rent payable is approximately £50 p.a.

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.