



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



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

**£425,000 Freehold**

**1 Stable Field**  
**Elmer Sands, Bognor Regis, PO22 6LD**

[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

When searching for your next home, rarely can one find the perfect one to match your every criteria. Invariably one must make a number of compromises which is where this particular **2 BEDROOM DETACHED BUNGALOW** might well give someone the opportunity to create their 'dream home'. In need of modernisation, the bungalow offers well-proportioned accommodation with gas fired central heating plus uPVC framed double glazing as well as a double-glazed **CONSERVATORY**. Renowned for the sunshine record, this area forms part of the Sussex Riviera situated on the private Elmer Sands estate and just over **200 yards from the Beach**. The size and location surely provide the opportunity to create something quite special, and what's more, something that needn't be a compromise. For an appointment to view, contact **May's** – see for yourself what can be created to suit your individual needs.

**Directions:** Directions: From May's village centre office proceed north to the traffic lights turning right into Felpham Way. Follow this to the roundabout taking the second exit into Middleton Road and follow this through Middleton Village across the next roundabout into Elmer Road and on into Manor Way, taking the second left into Alayne Way where Stable Field will be seen on the left hand side

## ACCOMMODATION

**recessed porch, uPVC framed double glazed door to:**

### ENTRANCE HALL:

telephone point; trap hatch to roof space; airing cupboard housing lagged hot water cylinder and slatted shelving; double doors to:

### LIVING ROOM: 24' 7" x 11' 7" (7.49m x 3.53m)

double aspect room; T.V. aerial point; radiators; gas fire (not tested); double glazed sliding door to side garden; double glazed sliding door to rear garden; door to:

### CONSERVATORY: 13' 4" x 12' 4" (4.06m x 3.76m)

(maximum measurements) uPVC framed construction on brick plinth; T.V. aerial point; double glazed double doors to side garden.

### KITCHEN/DINER: 16' 4" x 10' 8" (4.97m x 3.25m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; electric oven with four burner hob; wall mounted gas fired boiler; radiator; T.V. aerial point; space and plumbing for washing machine; further appliance space; double glazed sliding door to garden.

### BEDROOM 1: 15' 3" x 11' 8" (4.64m x 3.55m)

(maximum measurements) two built in wardrobes; radiator.

### BEDROOM 2: 9' 1" x 8' 8" (2.77m x 2.64m)

the latter narrowing to face of fitted wardrobes; radiator.

### SHOWER ROOM/W.C.:

part tiled wall with matching suite comprising of walk-in shower with glazed screen and electric shower; pedestal wash hand basin; close coupled W.C.; radiator.

### SECONDARY SHOWER ROOM/W.C.:

fully tiled shower cubicle; close coupled W.C.; wash hand basin; radiator.

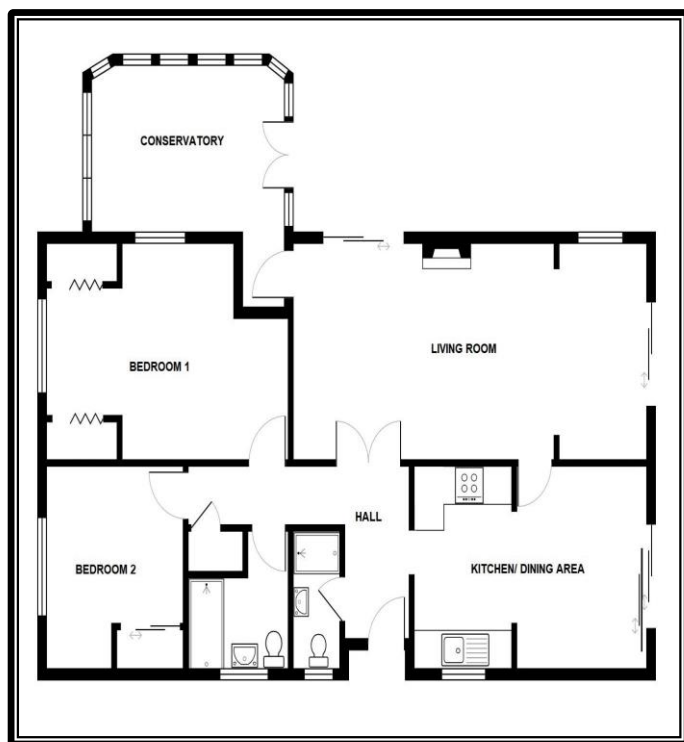
## OUTSIDE AND GENERAL

### GARDENS:

The REAR & SIDE GARDEN has been laid to a combination of patios with shaped lawn, mature flower and shrub borders and fruit trees. A side gate leads to the FRONT GARDEN which again has been laid to lawn with flower and shrub borders. A tarmacadam drive provides parking for a number of vehicles and leads to the:

### GARAGE: 17' 9" x 9' 0" (5.41m x 2.74m)

Electric up and over door; power and light; meters; personal door to rear garden.



Floor Area – 968 sq ft

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.