

OVER 60?

Secure this property
for up to **59% less!**

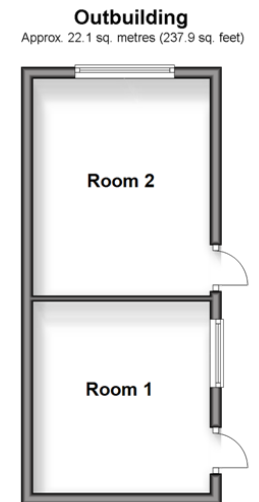
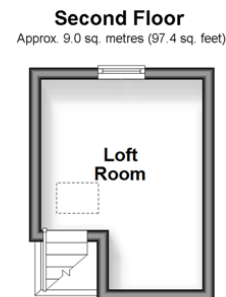
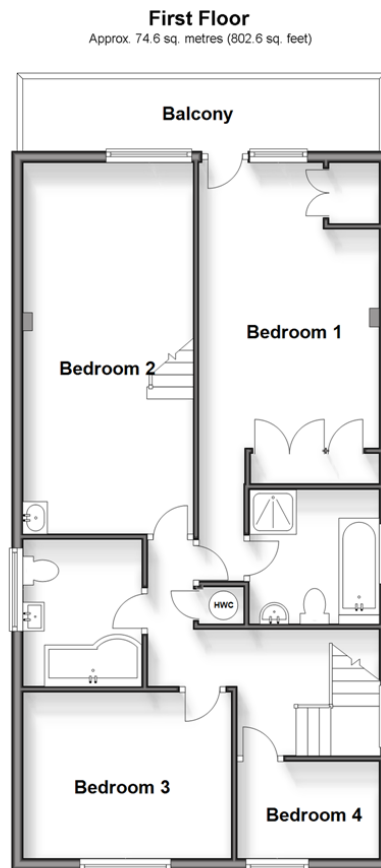
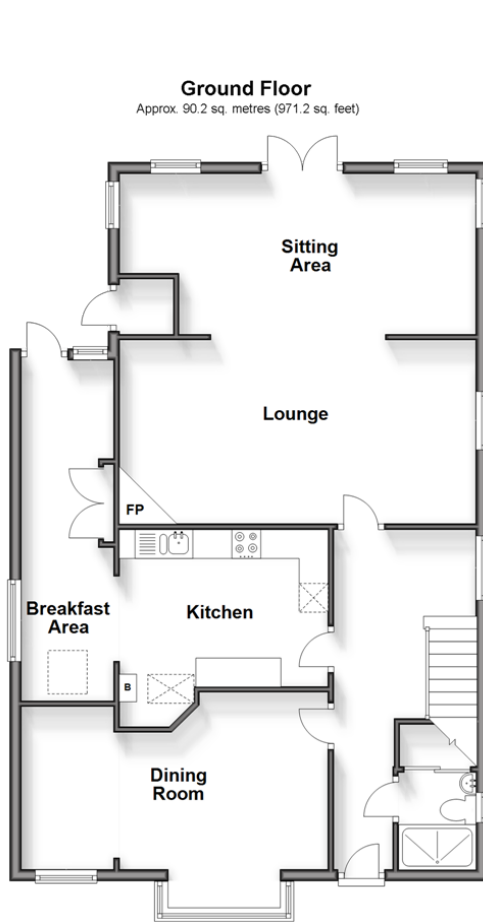


Guide Price
£825,000
Freehold

4x  2x  3x 

Elmer Road, Elmer, Bognor Regis, West
Sussex PO22

cubitt&west
Helping you move forwards



Accommodation

GROUND FLOOR

Hall
Cloakroom
Dining Room: 18'0 x 12'3 into bay (5.49m x 3.74m)
Kitchen: 11'1 x 10'5 (3.38m x 3.18m)
Breakfast Area: 19'2 x 5'4 (5.85m x 1.63m)
Lounge : 20'9 x 10'10 (6.33m x 3.30m)
Sitting Area: 20'9 x 9'5 (6.33m x 2.87m)

FIRST FLOOR

Landing
Bedroom 1: 17'3 at widest point x 9'9 at widest point (5.26m x 2.97m)
En-Suite Bath/Shower Room
Balcony
Bedroom 2: 22'1 x 10'0 at widest point (6.74m x 3.05m)
Bedroom 3: 11'11 x 9'5 (3.63m x 2.87m)
Bedroom 4: 7'11 x 5'5 (2.41m x 1.65m)

SECOND FLOOR

Loft Room: 13'6 x 12'1 (4.12m x 3.69m)

OUTBUILDING

Room 1: 13'11 x 10'0 (4.24m x 3.05m)
Room 2: 10'11 x 10'0 (3.33m x 3.05m)

OUTSIDE

Expansive Front Garden
Rear Garden
Summer House
Shed (With Shower Room)
Garage (With Cloakroom)



Main features

- Stunning views from sea facing balcony
- Substantial size plot
- Potential for large open plan kitchen area (subject to building regulations)
- Direct access to stunning cove sea front from the rear garden
- Outbuildings with private annex potential (subject to planning consent)



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 1.4 miles, St Mary's CofE Primary 1.7 miles, Yapton CofE Primary 2.1 miles. Secondary Schools: Felpham Community College 2.2 miles.



Transport Information

Train Stations: Littlehampton 2.8 miles, Ford 2.8 miles, Bognor Regis 3.1 miles



Address

Elmer Road, Elmer, Bognor Regis, West Sussex PO22



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



40204699/20250318/GS1/SC