

OVER 60?

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



Guide Price

£825,000

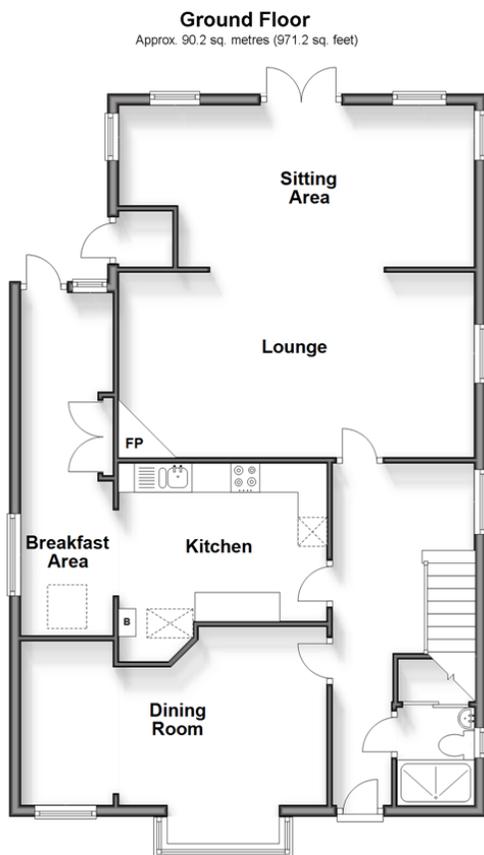
Freehold

4x  2x  3x 

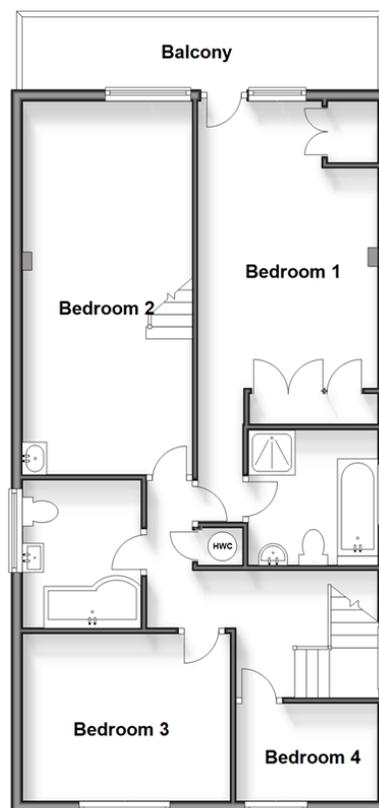
Elmer Road, Elmer, Bognor Regis, West

Sussex PO22

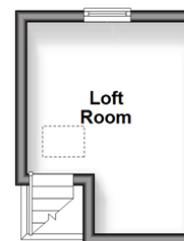
cubitt & west
Helping you move forwards



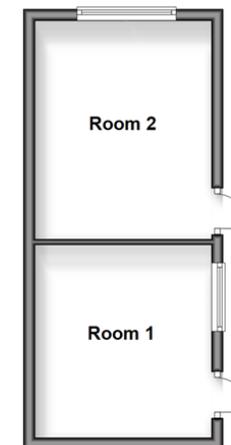
First Floor
Approx. 74.6 sq. metres (802.6 sq. feet)



Second Floor
Approx. 9.0 sq. metres (97.4 sq. feet)



Outbuilding
Approx. 22.1 sq. metres (237.9 sq. feet)



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.



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Call Bognor Branch 01243 867632 ■ 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.

EPC RATING

CURRENT:	POTENTIAL:
D(60)	C(80)

40204699/20250318/GS1/SC