



Price
£350,000

Freehold

3x  1x  2x 

**Central Drive, Elmer,
Bognor Regis, West
Sussex PO22**

cubitt&west
Helping you move forwards



Main features

- A short distance from the sea front in Elmer village
- Delightful village hall and open green space nearby
- This would benefit from some modernisation
- Local amenities close to hand including eateries and shops
- Picturesque church nearby



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 1.3 miles, Downview Primary 2.5 miles, Yapton CofE Primary 3.0 miles.
Secondary Schools: Felpham Community College 2.5 miles.



Transport Information

Train Stations: Bognor Regis 3.7 miles, Barnham 4.2 miles, Littlehampton 4.7 miles, Ford 4.7 miles

Accommodation

GROUND FLOOR

Porch

Hallway

Lounge 1: 15'7 into bay x 15'1 (4.75m x 4.60m)

Kitchen: 10'9 x 10'5 (3.28m x 3.18m)

Bedroom 2: 15'1 at widest point x 7'8 (4.60m x 2.34m)

Toilet

Bedroom 3: 14'7 at widest point x 10'1 (4.45m x 3.08m)

Lounge 2: 15'1 x 12'8 into bay (4.60m x 3.86m)

FIRST FLOOR

Landing

Bedroom 1: 17'6 at widest point x 16'11 at widest point (5.34m x 5.16m)

Dressing Area

Wet Room

OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

Call Bognor - 01243 867632 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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