

**ELMER ROAD**  
Middleton-on-Sea  
West Sussex



**£575,000 Freehold**

Detached, spacious period property with well-presented accommodation throughout.

## FEATURES:

- Triple aspect sitting room with vaulted ceiling
- Fitted kitchen breakfast room with double doors to the garden
- 4 Bedrooms; master with en-suite, a further family shower room & separate W.C.
- South facing gardens with terrace and single attached garage
- Detached studio in rear garden, driveway parking at front and further garage/utility

## ELMER ROAD

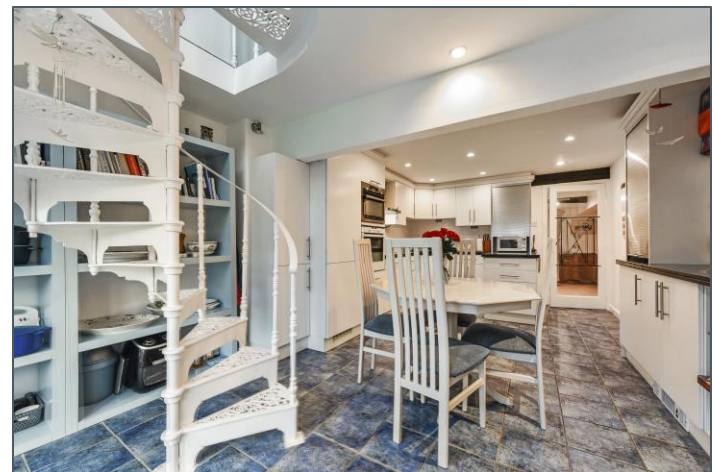
Middleton-on-Sea  
West Sussex

---



### SITUATION

Situated on Elmer Road close to the villages of Middleton-on-Sea and Elmer which are quiet, coastal villages benefitting from an array of local shops and amenities, with easy access via car or public transport to Bognor Regis and Chichester. The beautiful South Downs with its National Park status offers a host of leisure and outdoor pursuits and activities.



# ELMER ROAD

## Middleton-on-Sea

### West Sussex



### DESCRIPTION

This detached property is well-presented and boasts spacious and flexible accommodation and is located just a short walk from the beach and village. The property benefits from a spacious entrance hall opening to all ground floor reception rooms. The large, south facing sitting room, with part-vaulted ceiling overlooks the garden. The formal dining room has a fireplace and doors to the side of the property and also allows access to the master bedroom with en-suite shower room. A further reception room (or bedroom 2) is accessed by two doors off the entrance hall. There is a modern fitted kitchen breakfast room, with integrated appliances and double doors onto the garden and a spiral staircase leading up to bedroom 4. A further bedroom (bedroom 3) with study or dressing area is at the side of property next to the family shower room and separate W.C. This also has doors to the garden. The garden is a real feature of the home being south facing with thoughtful planting, a lawn and a terrace adjacent to the house. The detached studio with kitchen area, shower room, bedroom and large sitting room overlooks the garden with a westerly aspect. At the front of the house is ample driveway parking and a detached garage with metal up and over door and a door at the rear with a partitioned area currently used as a utility room. The second garage at the rear of the plot allows additional access onto Tuscan Avenue. We would highly recommend a viewing to appreciate the space and versatile accommodation of this character property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## FLOOR PLAN:

Approximate Gross Internal Area = 193.3 sq m / 2081 sq ft  
Outbuilding = 97.2 sq m / 1046 sq ft  
(Including Garage)  
Total = 290.5 sq m / 3127 sq ft



Created by **BAY TREE ESTATES** - Telephone **01243 850451**.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1173795)



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.