



## The Cobwebs, 115 Elmer Road

A three bedroom semi-detached house with off-road parking in Elmer.



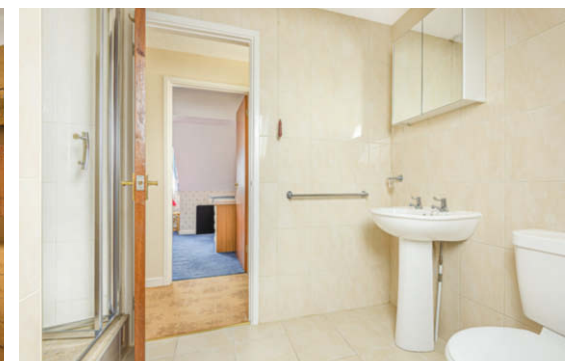
- ▶ Semi-Detached House
- ▶ Kitchen
- ▶ Three Bedrooms
- ▶ Driveway
- ▶ Garden
- ▶ Within 200 Metres Of The Sea
- ▶ Lounge/Diner
- ▶ Ground Floor WC
- ▶ Garage

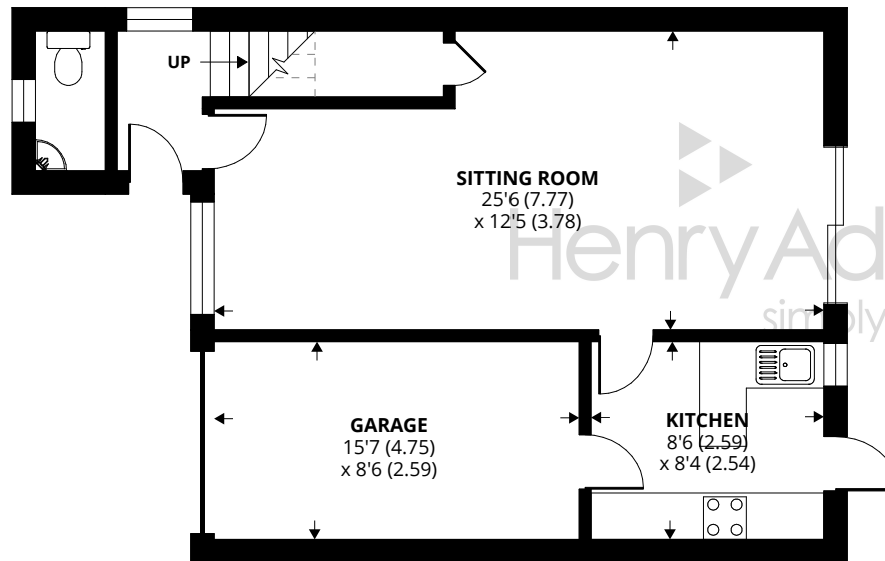
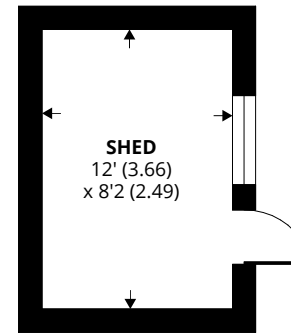
Within 200 metres of the sea is this spacious three bedroom semi-detached house.

The main hallway leads through to the open plan lounge/diner with sliding doors which looks over the garden. There is also a cloakroom and kitchen, which has access to the garden and to the garage.

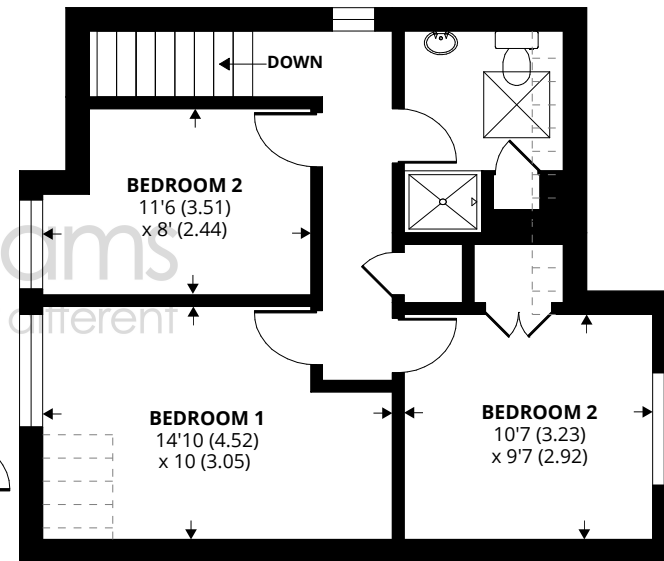
On the first floor, there are three bedrooms and a spacious shower room.

Externally, the property benefits from off-road parking for a number of vehicles and a garage, as well as some grassed frontage. The side gate will take you through to the rear garden, this is mainly laid to lawn with a patio area and space for a shed.





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 948 sq ft / 88 sq m  
Garage = 135 sq ft / 12.5 sq m  
Limited Use Area(s) = 33 sq ft / 3.0 sq m  
Outbuilding = 98 sq ft / 9.1 sq m  
Total = 1214 sq ft / 112.7 sq m



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Elmer Road is situated east of Middleton village centre and offers a number of local facilities and amenities including but not limited to a post office, a doctors, a pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

## Directions

From our office in Middleton-On-Sea proceed in an easterly direction along the Middleton Road. Continue straight over the mini-roundabout onto Elmer road. Follow the road down into Elmer and the property will be on your right hand side.

13/05/21

