



54 Ancton Way, Elmer Sands

Starting Bid £180,000

54 Ancton Way

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- 1,276 Sq Ft (incl Garage)
- Detached Bungalow
- Backing onto Woodland
- Private Estate
- Close Proximity to Beach
- Ideal Modernisation or Redevelopment
- Driveway & Garage

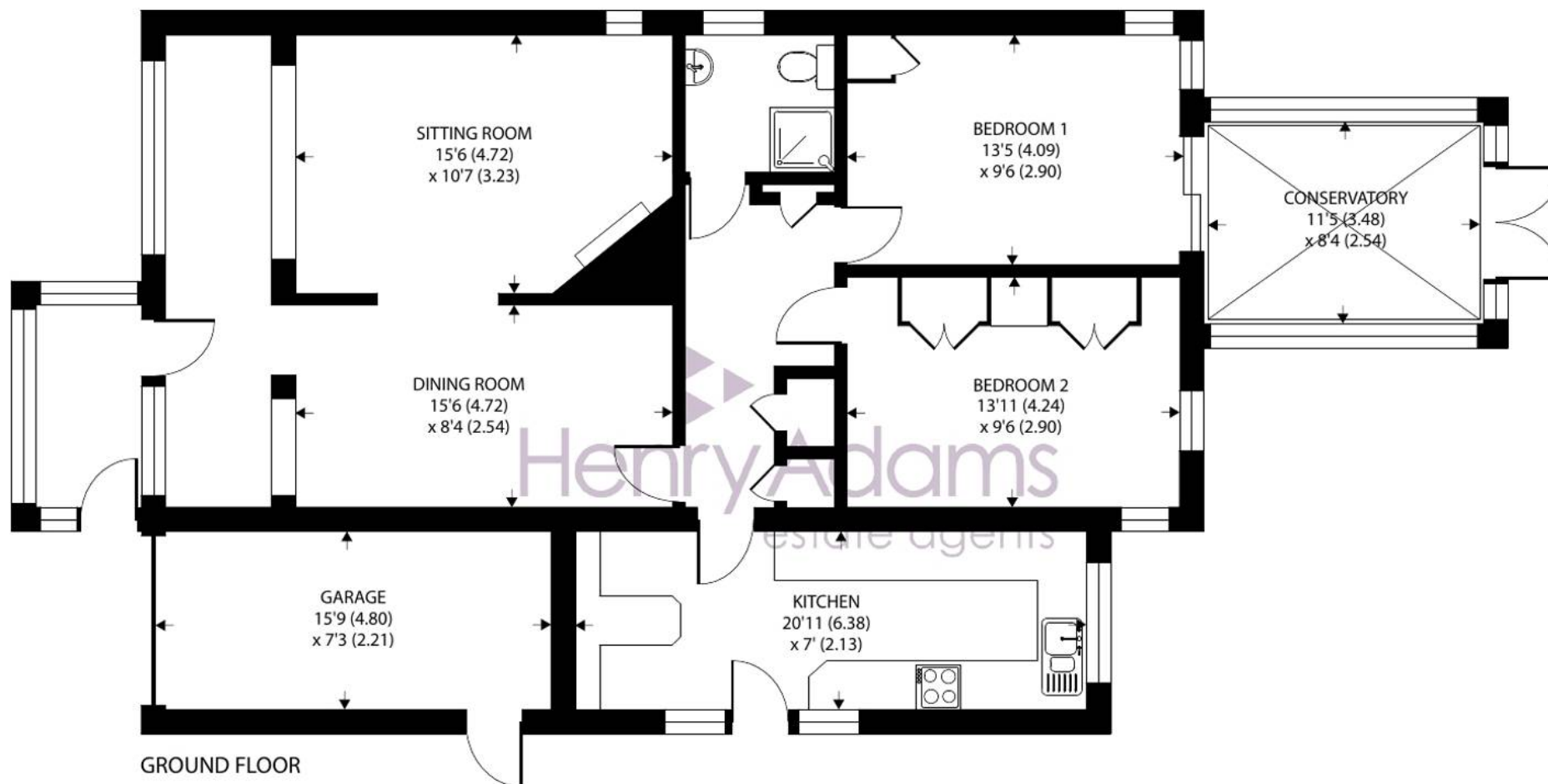
A rare opportunity to acquire a two-bedroom detached bungalow which we believe to be of non-standard construction. This property benefits from no onward chain and presents an ideal opportunity for individuals seeking to undertake a complete modernisation or redevelopment, subject to obtaining all requisite consents.

Situated within the private Elmer Sands estate, the home backs onto woodland and is within close proximity to the beach. The accommodation comprises a storm porch opening to an inner porch, leading to the sitting room. Additionally, there is a dining room adjacent to the sitting room and a kitchen overlooking the rear of the property. Along with two double bedrooms, the property includes a conservatory and a shower room.

Externally, a driveway provides off-road parking and leads to a single garage. The rear garden is bordered with mature plants and shrubs, offering a good level of privacy.







Ancton Way, Bognor Regis

Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 116 sq ft / 10.8 sq m

Total = 1276 sq ft / 118.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Henry Adams. REF: 1216215

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

The popular Elmer Sands Private Estate is situated to the east of Middleton-on-Sea and benefits from direct beach access. Amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, post office, newsagents and a convenience store.

What3Words ///shaky.deflation.only

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.