



72 Elmer Road, Bognor Regis

Guide Price £350,000







## 72 Elmer Road

- Detached House
- No Onward Chain
- Non Standard Construction
- Four Bedrooms
- Close to the Beach
- Southerly Facing Garden
- Sitting Room
- Dining Room
- Garage & Gated Driveway

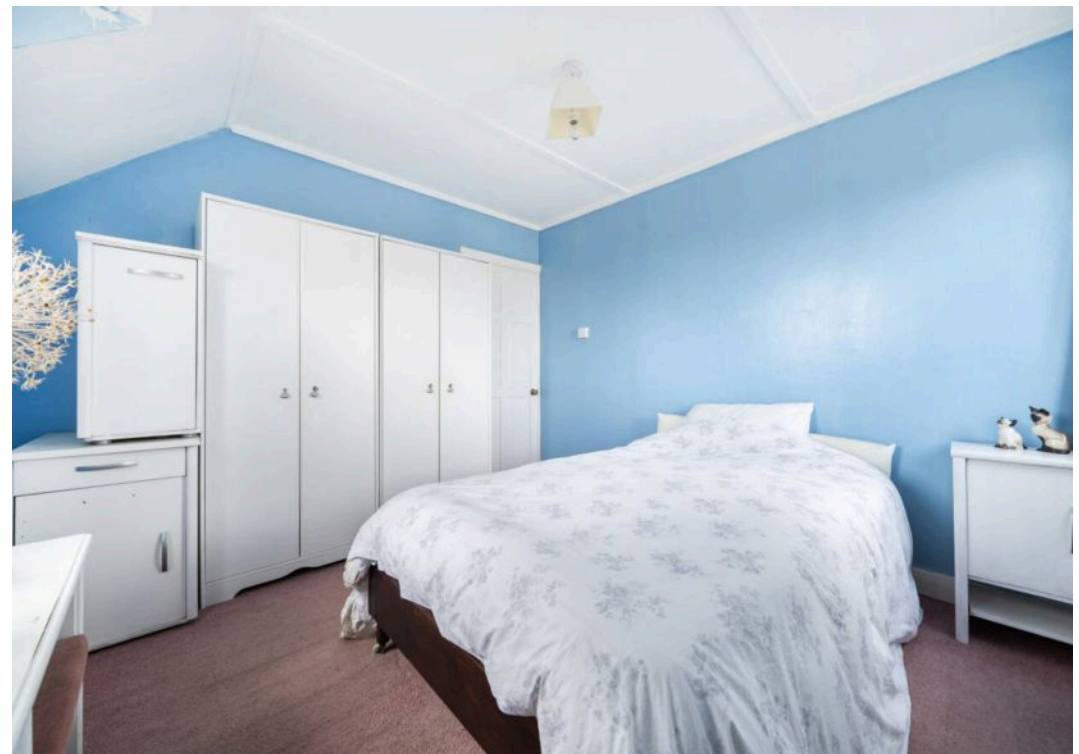
Offered with no onward chain, this pretty four-bedroom detached house is ideally situated close to the beach, making it a great opportunity for buyers seeking a coastal lifestyle. The property is believed to be of non-standard construction and would appeal to those looking for a spacious home to update or modernise to their own taste.

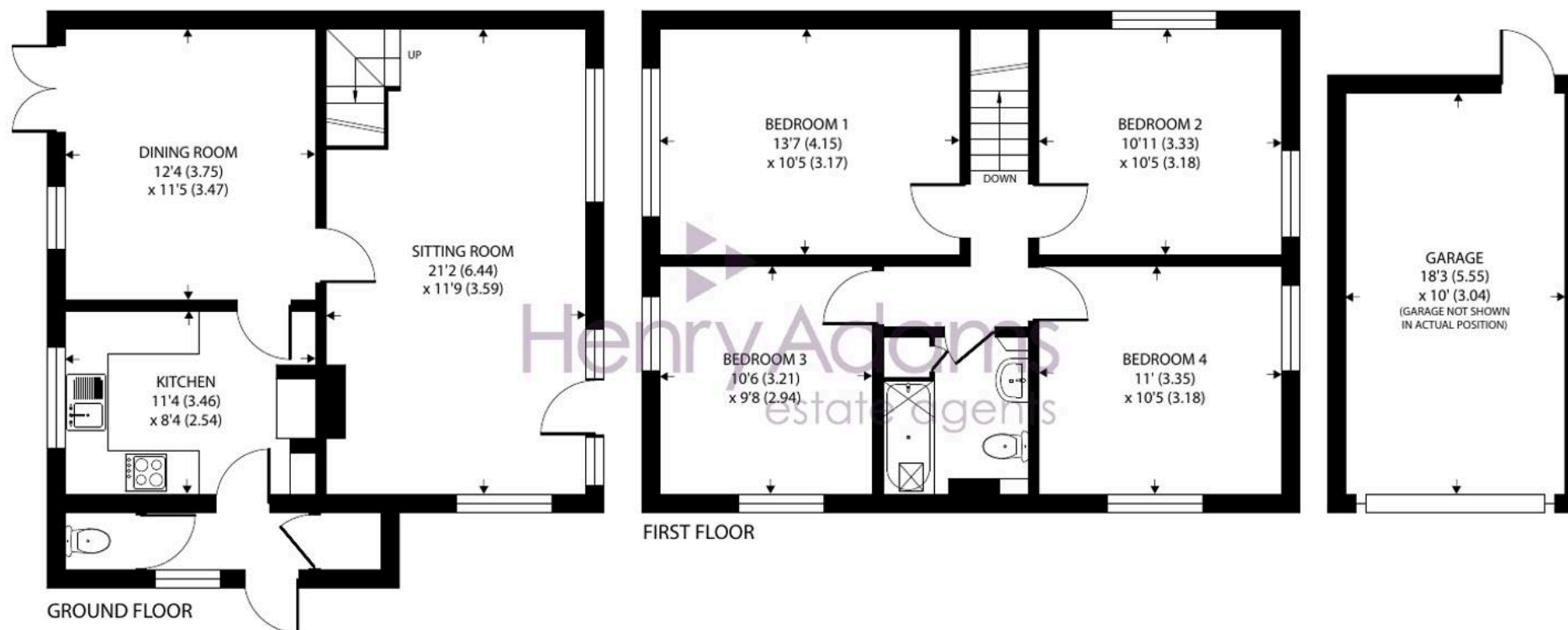
The accommodation includes a sitting room with a feature brick built fireplace, separate dining room, and a fitted kitchen, providing a practical layout for family living. A ground floor cloakroom is accessed via the side entrance porch, while upstairs, all four bedrooms are a good size and are served by a centrally located family bathroom.

Outside, the property enjoys a southerly facing garden, perfect for making the most of the sun throughout the day. Additional benefits include driveway parking, a garage, and proximity to local amenities, schools, and seafront walks.









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Approximate Area = 1146 sq ft / 106.4 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1328 sq ft / 123.3 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). © n1checom 2025. Produced for Henry Adams. REF: 1346200



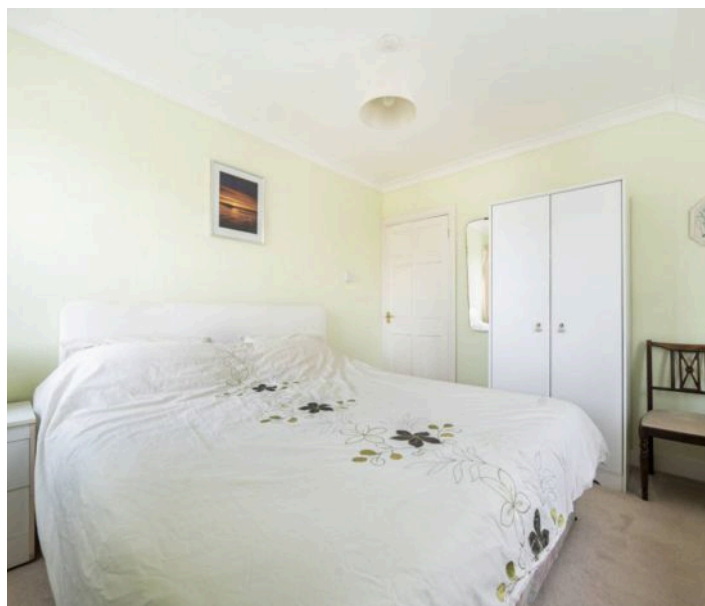
Located close to the Middleton-on-Sea and Elmer boundary. There are some local facilities in close proximity including a convenience store, two pubs and a bus route. The charming village of Middleton-on-Sea offers a wider range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

What3words ///taking.breakfast.jabs

Council Tax band: E

Estate Charge: We understand the estate charge is approximately £125 p.a.

Energy Performance Certificate Rating: D







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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.