



36 Norfolk Way, Elmer Sands

Guide Price £225,000

36 Norfolk Way

- Semi-Detached Cottage
- Elmer Sands Private Estate
- Easy Access to the Beach
- 711 Sq Ft of Accommodation
- Two Double Bedrooms
- South-Facing Rear Garden
- Off-Road Parking
- No Forward Chain

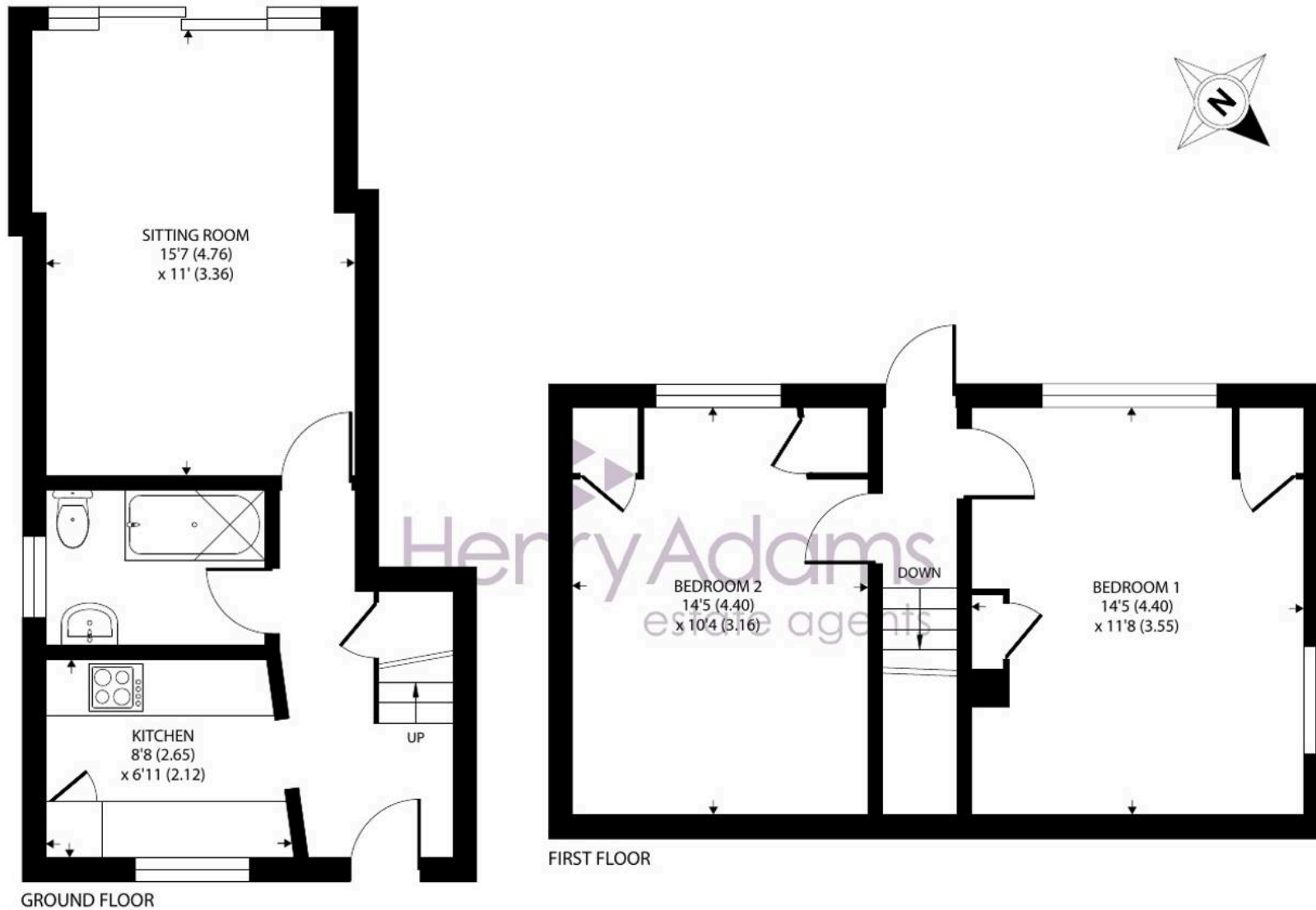
Located within the desirable Elmer Sands Private Estate, this semi-detached cottage presents a rare opportunity to own a slice of coastal paradise. Boasting easy access to the beach, this property offers not just a home or weekend retreat, but a lifestyle centred around sun, sand, and sea!

Measuring 711 sq ft, the accommodation comprises entrance hall, galley kitchen, bathroom, and at the rear of the property, a sitting-dining room overlooking the south facing rear garden. Stairs from the entrance hall rise to the first floor landing where both double bedrooms will be found.

Outside, the rear garden offers a southerly aspect and a good level of privacy. There is a side gate leading to the front of the property where parking is a breeze thanks to the off-road parking space. The property comes with the added benefit of no forward chain, offering a seamless transition for those ready to make a move.







Norfolk Way, Elmer Sands, Bognor Regis

Approximate Area = 711 sq ft / 66 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 2025. Produced for Henry Adams. REF: 1361138

Please note that the property has a section of flying freehold over the neighbouring property.

Norfolk Way is located on the popular Elmer Sands, a private estate adjoining the beach and within a short distance to the east of the Middleton-on-Sea village centre. For those interested in sailing, the Elmer Sands Boating and Angling Club has private boat berths, a small club house and launching facilities. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a mainline rail link to London Victoria.

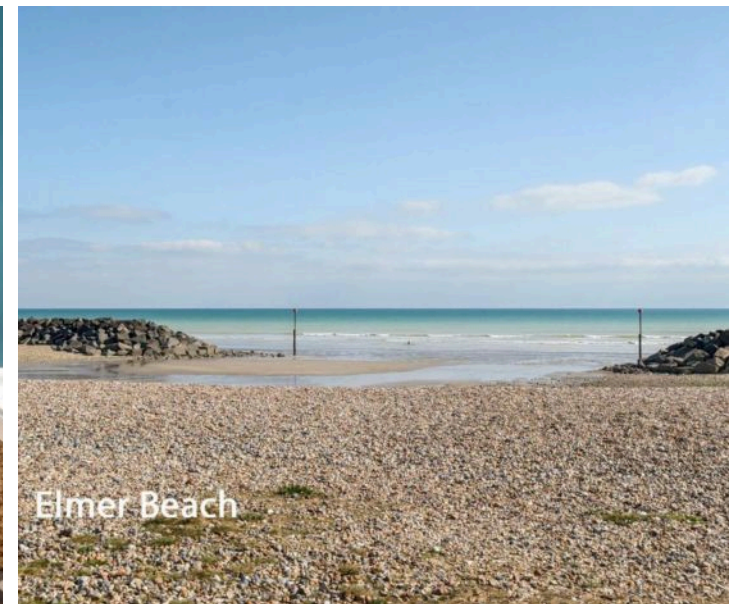
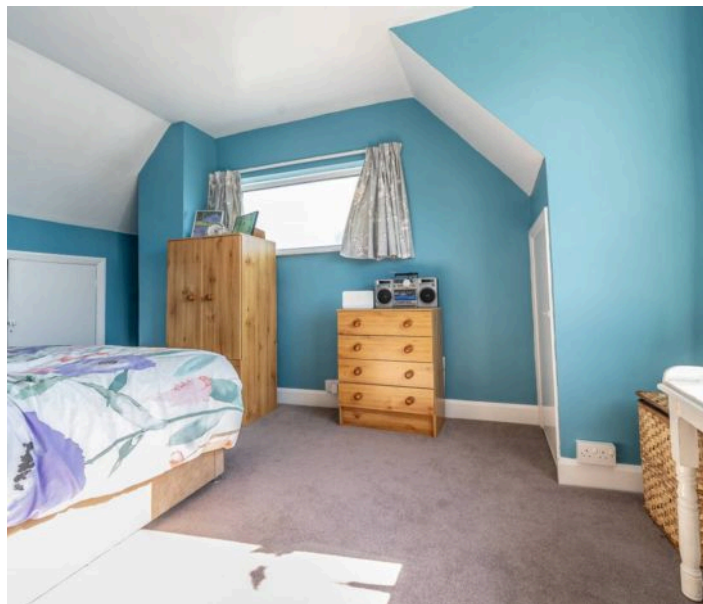
What3Words:///trump.flop.originals

Estate Charge: We understand the estate charge is currently £180 p.a.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency 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.