



# Clarkes

Estate Agents & Lettings Agents

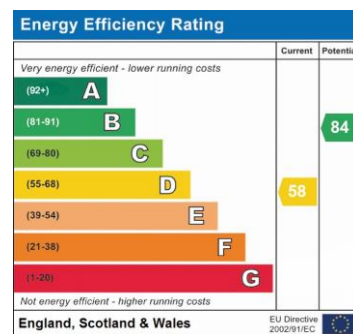
Asking Price  
**£350,000**  
**Freehold**

**5 Arundel Way, Elmer, PO22 6JH**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**



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**01243 861344**





- **Detached Bungalow**
- **Private Estate Location**
- **Requires Modernisation**
- **Garage & Driveway**
- **Beach Nearby**
- **No Forward Chain**



## Accommodation

Living Room - 5m x 5.94m (16'4" x 19'5")

Dining Room - 2.97m x 5.18m (9'8" x 16'11")

Kitchen - 1.86m x 4.16m (6'1" x 13'7")

Bedroom - 4.98m x 2.87m (16'4" x 9'4")

WC - 1.84m x 0.9m (6'0" x 2'11")

Bathroom - 1.87m x 1.75m (6'1" x 5'8")

## What the agent says... “,, Material Information:

A one bedroom detached bungalow situated in the private Elmer Sands Estate which has been priced for modernisation. The property benefits from a versatile layout which presents the opportunity for flexible accommodation.

The accommodation comprises a large living room, separate dining room, modern kitchen, bedroom with separate WC and hand wash basin, shower room and a private garden to the rear.

Other benefits include a garage with driveway parking, approximately 300m to the beach and no forward chain.

Council Tax: Arun District Council Band c

Property Type: Purpose Built Bungalow

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Fired Central Heating

Broadband Type: On 08/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard and Superfast available.

Mobile Signal/Coverage: On 08/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/> shows no EE and Three, O2 and Vodafone Indoor as LIMITED and EE, Three, O2 and Vodafone Outdoor as LIKELY.

Parking: Garage & Driveway

Estate Management Fees: £170.00 pa

