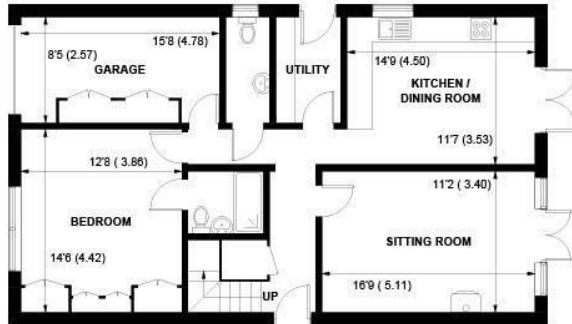


SW

Real Estate



56 ANCTON WAY, ELMER, WEST SUSSEX, PO22 6JP



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1709 SQ FT / 158.8 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£2,250 PCM

56, ANCTON WAY,
ELMER,
WEST SUSSEX PO22 6JP

- Detached House
- Near Elmer Beach
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Four Bedrooms & Bathroom Plus Wet Room
- Garag & Off - Road Parking
- Lovely Garden
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = E

This super detached, chalet style house, offers the opportunity for the discerning tenant to rent a beautifully presented home near the popular beach at Elmer, which only about a 5 minute walk.

Its external appearance belies the excellent family accommodation inside.

This is deceptively spacious, with a double bedroom and en - suite wet room on the ground floor, to compliment the entrance hall, cloakroom, sitting room and kitchen/breakfast room. This has a range of units, including a gas hob and an oven and lots of storage.

The kitchen is large enough to accommodate a dining/breakfast table and is well equipped with a range of units. These include a built in dishwasher, built in undercounter separate fridge and separate freezer and built in double oven . The sitting room has a feature fireplace (not usable for an open fire).

There is a separate utility room, with a door giving access to outside.

N B Please note that the freestanding white goods at the property are being left as a gesture of goodwill and will not be replaced or repaired by the landlord should they go wrong.

There are three double bedrooms on the first floor, along with a stylish, modern family bathroom.

Outside, there is a driveway with parking for several vehicles. There is also an integral garage. The rear garden has been well tended and is most attractive. It consists of a patio, area of lawn and various trees, which are partly enclosed by a wall. There is direct access to some lovely woodland behind.

The house is located in the highly desirable Elmer Sands Private Estate, which has restricted access for the general public at certain times of the year.

Elmer is a lovely village, situated just to the east of Bognor

Regis and Middleton on Sea. It has a popular beach and also some shops and a public house, as well as a church. There is a lovely walk right on the doorstep of this property. Bognor has a range of shops and restaurants/cafes and for more extensive shopping facilities, Chichester to the west is within 11 miles or so. It also has various cultural amenities such as the Festival Theatre and Pallant House Gallery.

Directions: from the small roundabout in Felpham by Tesco Express, proceed east towards Elmer and Middleton on Sea. Continue right to the very end, along Elmer Road and the Manor Way, where you will reach Elmer Sands. After a short distance, turn left into Elm Drive, which leads to the junction with Ancton Way.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

