



## 42 Lane End Road, Elmer, Bognor Regis

A chain free detached bungalow situated in a popular location.



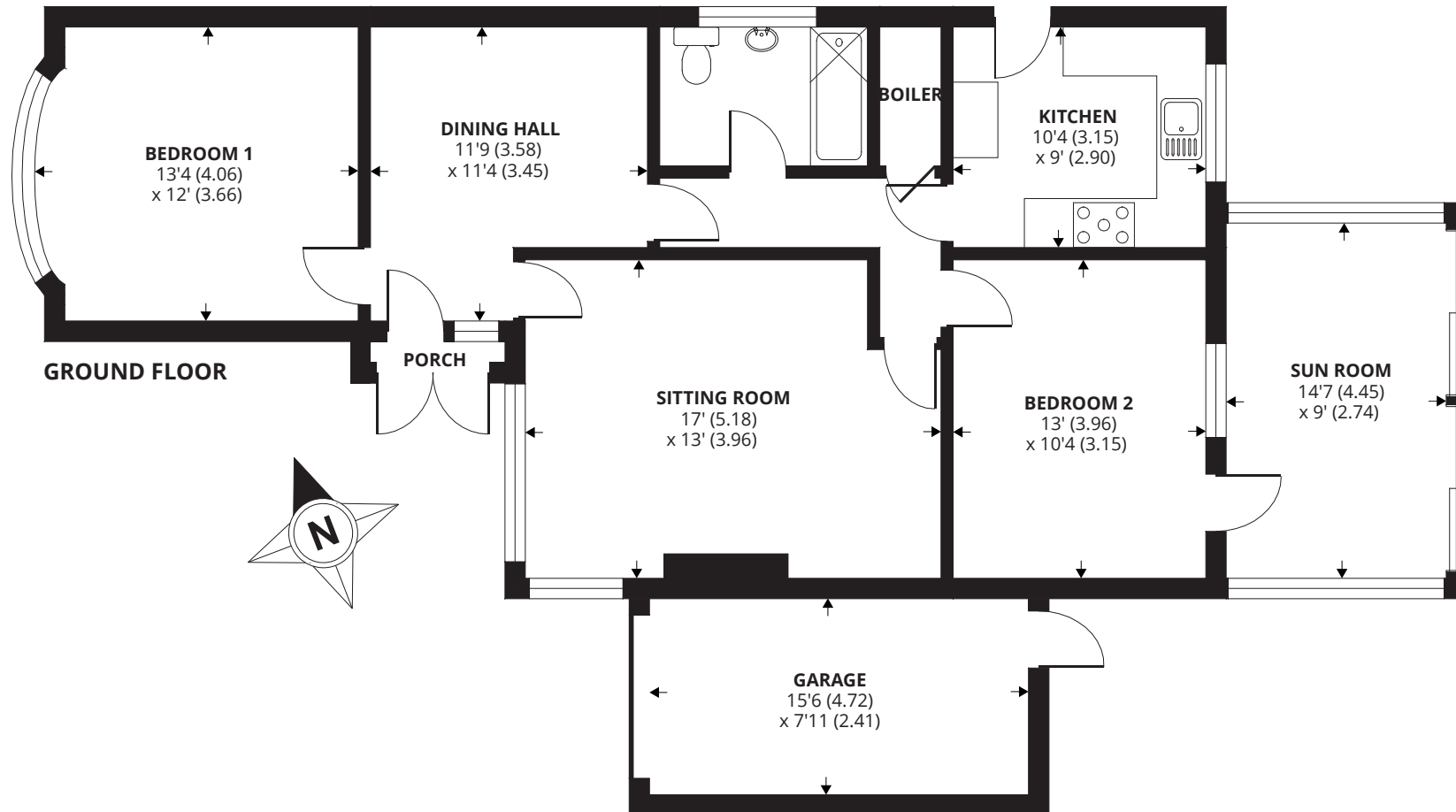
- ▶ Detached Bungalow
- ▶ Dining Hall
- ▶ Kitchen
- ▶ Bathroom/WC
- ▶ Driveway and Garage
- ▶ Chain Free
- ▶ Sitting Room
- ▶ Two Double Bedrooms (One With Sun Room Off)
- ▶ Gas Central Heating
- ▶ Gardens

A two double bedroom detached bungalow situated within a quarter of a mile of the beach. The bungalow offers well proportioned accommodation which includes a dining hall, dual aspect sitting room and two double bedrooms with a large sun room leading off bedroom two. There is also a kitchen and a bathroom/WC.

Outside, to the front of the property is a garden with a long driveway providing off road parking for a number of vehicles, which leads to a garage. To the rear of the property is a secluded south/easterly aspect garden. The property is also offered for sale with the benefit of no on-going chain.



APPROX. GROSS INTERNAL FLOOR AREA 1140 SQ FT 105.9 SQ METRES (INCLUDES GARAGE & EXCLUDES PORCH)



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.

## Location

The charming village of Middleton On Sea offers a wide range of local facilities including a doctors' surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions also include a sailing club and golf club. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

## Directions

From our office in Middleton On Sea bear right and at the mini roundabout continue straight ahead into Elmer Road. Continue for approximately half a mile and after passing the village general store on your left take the second left into Lane End Road and the property will be found after a few hundred yards on the right hand side.

25/01/2016

