



Church Cottage, 56 Elmer Road, Elmer

Guide Price £600,000



Church Cottage, 56 Elmer Road

- Charming Detached Cottage Style Residence
- Two Character Reception Rooms
- Ground Floor Principal Bedroom with En-Suite
- Two Further Ground Floor Bedrooms
- Family Shower Room plus Additional WC
- Open Plan Kitchen/Breakfast Room
- Spiral Staircase to First Floor Study/Bedroom
- Detached Studio with Private Courtyard
- Driveway and Garage plus Additional Garage to the Rear

Welcome to this truly charming detached cottage style residence, where character and comfort blend seamlessly throughout every room.

Step inside to find a welcoming central hallway with two inviting reception rooms, each brimming with personality and perfect for relaxing or entertaining guests. The main dual aspect reception room has the vaulted ceiling. The dining room has the original period woodblock floor and patio doors.

The ground floor principal bedroom is a real highlight, featuring its own en-suite and bank of fitted wardrobes for added privacy and convenience, while two further ground floor bedrooms offer flexible accommodation for family or visitors. There is a stylish family shower room plus an additional WC, ensuring practical living for busy households.

The heart of the home is the open plan kitchen/breakfast room, designed for both everyday living and sociable gatherings, with plenty of space for everyone to come together.

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: D













Elmer Road, Bognor Regis

Approximate Area = 1994 sq ft / 185.2 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 436 sq ft / 40.5 sq m

Studio = 588 sq ft / 54.6 sq m

Total = 3053 sq ft / 283.5 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 2026. Produced for Henry Adams. REF: 1524562

A beautiful spiral staircase leads up to a versatile first floor study or bedroom, ideal for those who work from home or need an extra guest room.

Throughout the property, you will find delightful period features, including vaulted ceiling and exposed beams and an original wood block floor in the dining room, adding warmth and character at every turn.

For those seeking additional space or creative inspiration, the detached studio is fully fitted and boasts its own private courtyard (perfect for hobbies, additional guest accommodation, a home office, or a peaceful retreat).

Parking is never an issue thanks to a driveway and garage at the front, plus an additional garage to the rear, providing ample storage and convenience.

This is a home that really does offer something special, combining classic cottage charm with practical modern touches, all ready for you to move in and make your own.

The property is located a short distance east of the Middleton village centre and within easy reach of the local beaches. 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 main line rail link to London Victoria.

What3Words ///shifters.pursue.latest





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