



Flat 7, Coldicott Mews, 135 Elmer Road

Guide Price £185,000

## Flat 7 Coldicott Mews

- First Floor Apartment
- Not Far from the Beach
- Open-Plan Living
- One Bedroom
- Bathroom
- Well Presented
- Allocated parking Space

A well-presented one bedroom first floor flat situated within the popular Coldicott Mews development. The property offers a bright open plan living/kitchen area with a west-facing Juliet balcony, allowing plenty of natural light throughout the day. The layout provides a practical and comfortable living space with room for both lounge and dining furniture. The kitchen is fitted with a range of units and has an integrated oven and hob, along with space for a fridge/freezer and a washing machine.

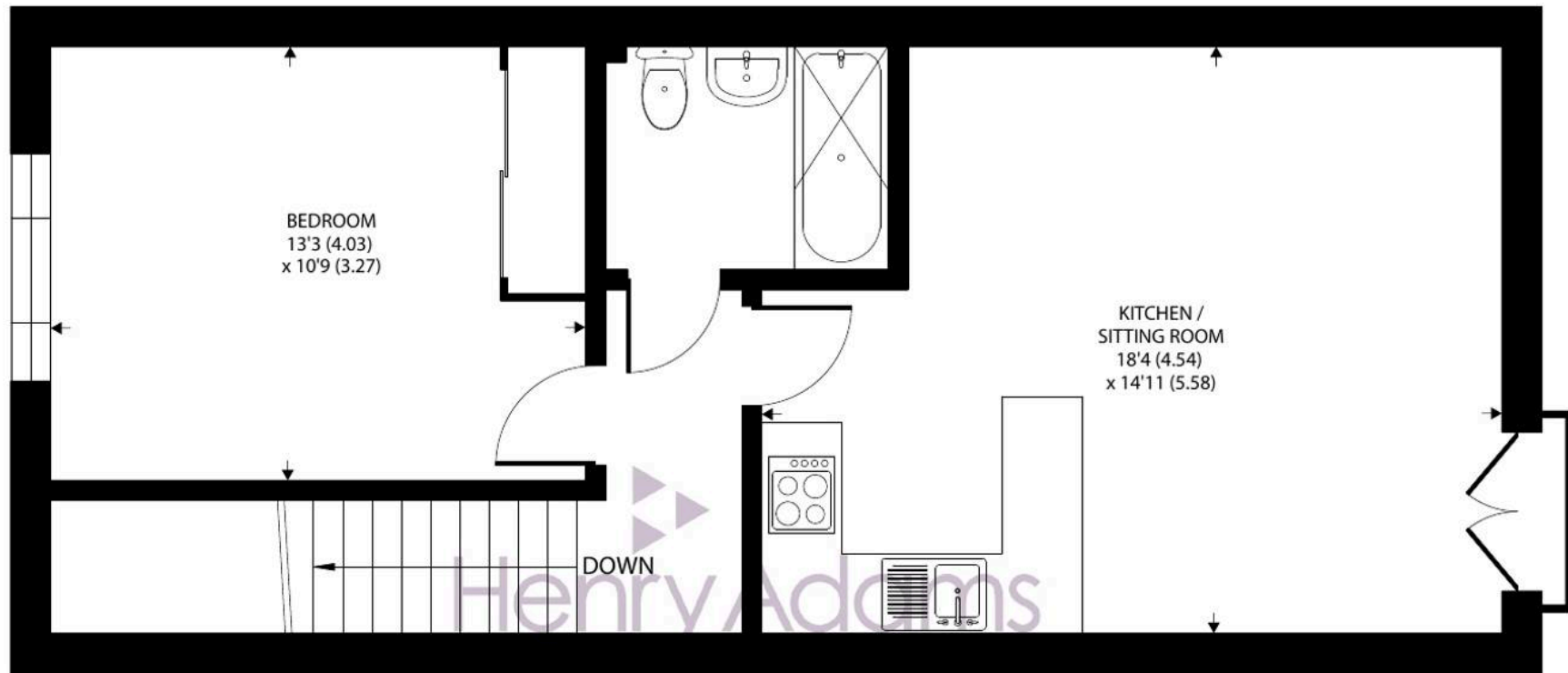
There is a good sized double bedroom with space for wardrobes, along with a modern bathroom fitted with a white suite.

Outside, there is an allocated parking space along with visitor spaces.

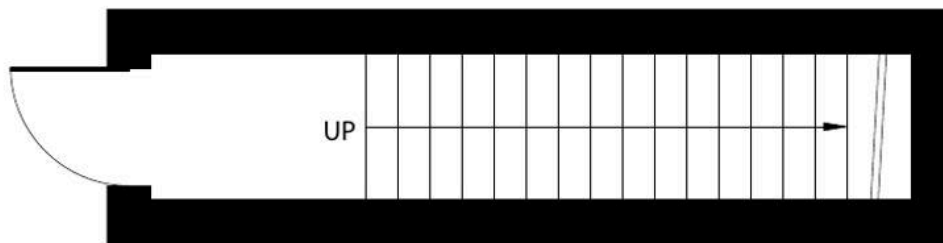
The development is well maintained and conveniently located for the beach, local amenities, transport links and everyday essentials making it ideal for a first-time buyer, investor, or anyone looking for a low-maintenance home.







FIRST FLOOR



GROUND FLOOR



## Flat 7, Coldicott Mews, 135 Elmer Road, Bognor Regis

Approximate Area = 576 sq ft / 53.5 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: 1414562

Located close to the Middleton-on-Sea and Elmer boundary. There are some local facilities in close proximity including a convenience store, two pubs and a bus route. The charming village of Middleton-on-Sea offers a wider range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

What3Words ///vegetable.inviting.october

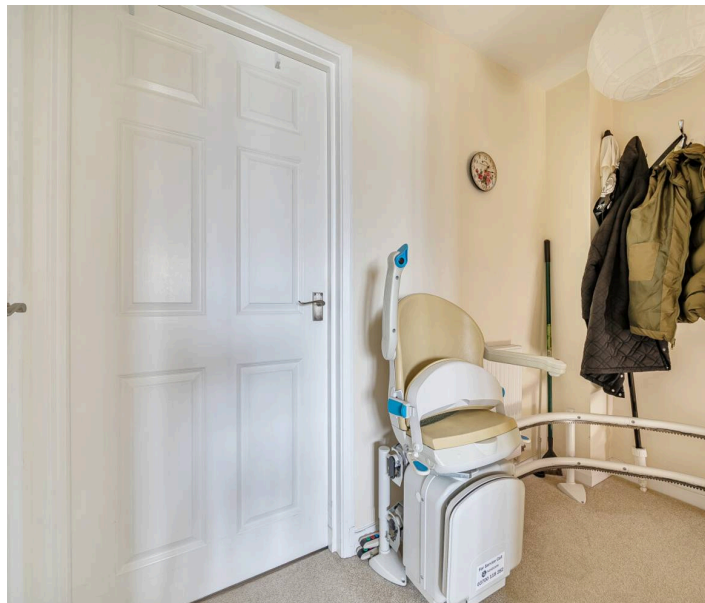
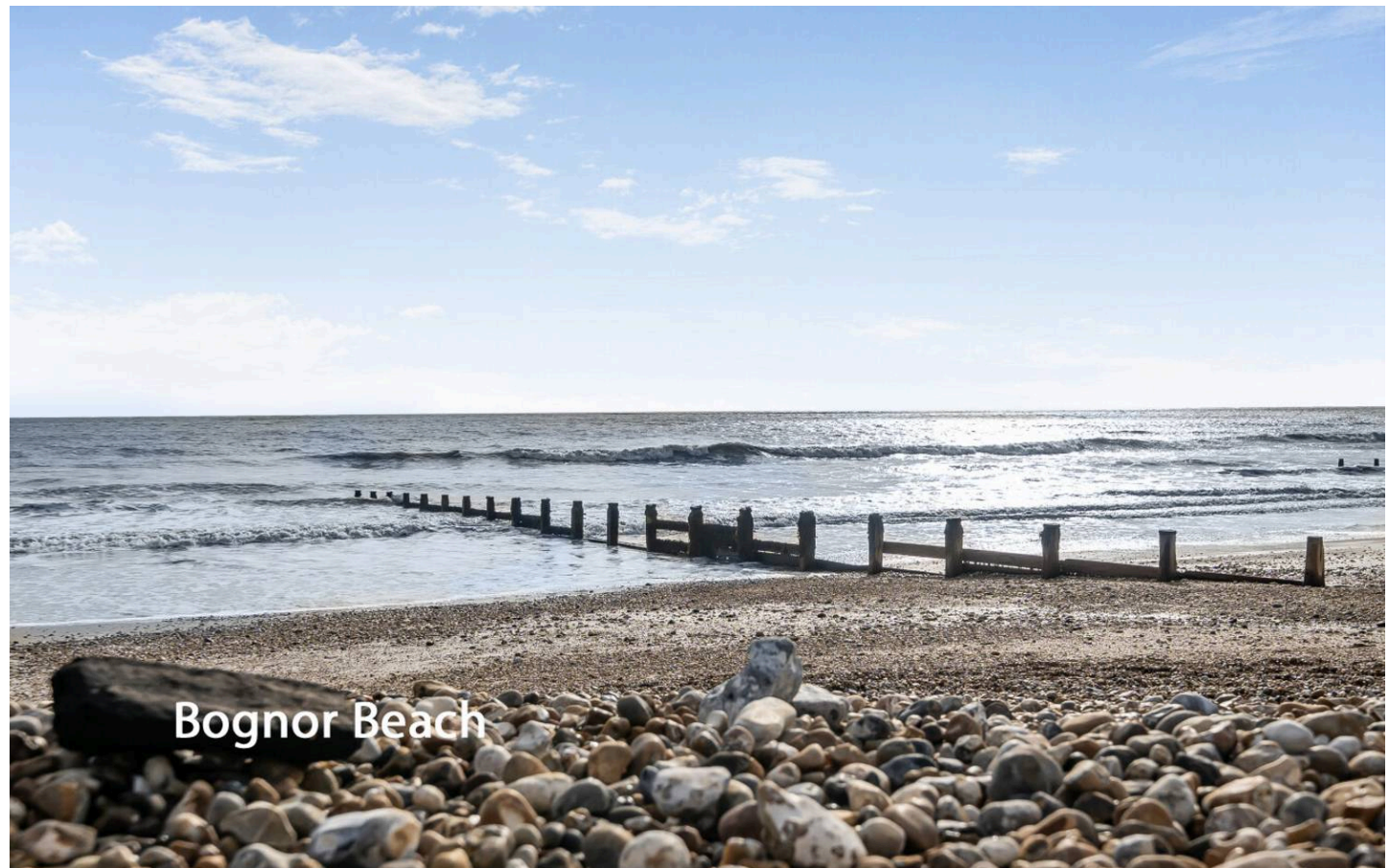
Tenure: We understand there is 125 year lease from 1st January 2009.

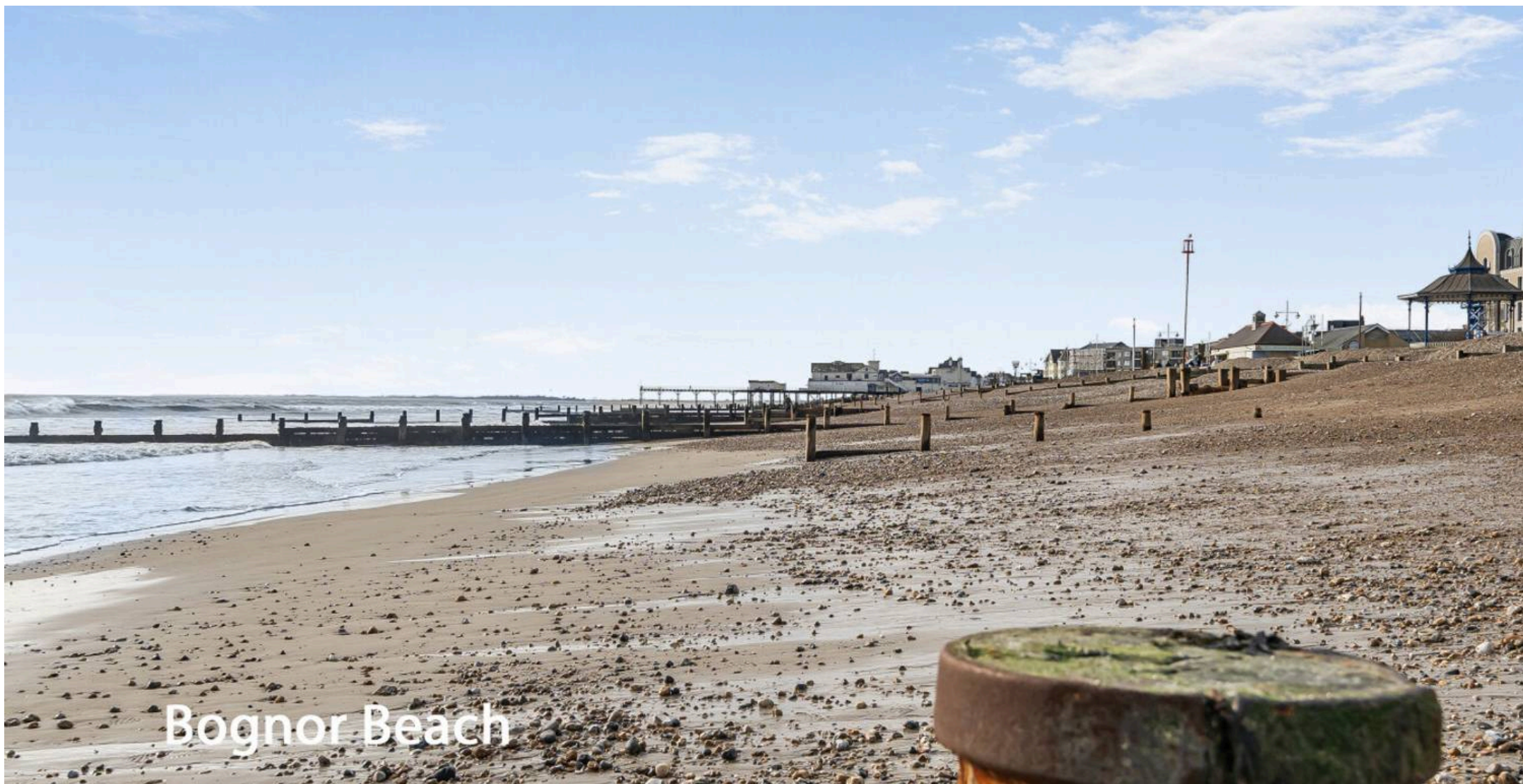
Maintenance Charge: TBC

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Bognor Beach

## Henry Adams - Middleton on Sea

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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.