



Flat 8, Coldicott Mews, 135 Elmer Road

Guide Price **£205,000**



Flat 8 Coldicott Mews

- Ground Floor Apartment
- Within Walking Distance of the Beach
- No Onward Chain
- Two Bedrooms
- En Suite Shower Room
- Main Bathroom
- Allocated Parking Space

This well-presented two bedroom ground floor apartment is located within a small development on the outskirts of the sought-after Elmer Sands Beach Estate. Just a short walk from the beach, the property also benefits from easy access to local amenities, including nearby pubs and a convenience store.

Offered with no onward chain, this home is ideal for first-time buyers, downsizers, or those looking for a coastal weekend escape.

Inside, you're welcomed by a bright and spacious open-plan kitchen, living, and dining area. A large storage cupboard is tucked off the sitting room, while the kitchen features modern units, a built-in oven and hob, and space for a dishwasher and fridge/freezer.

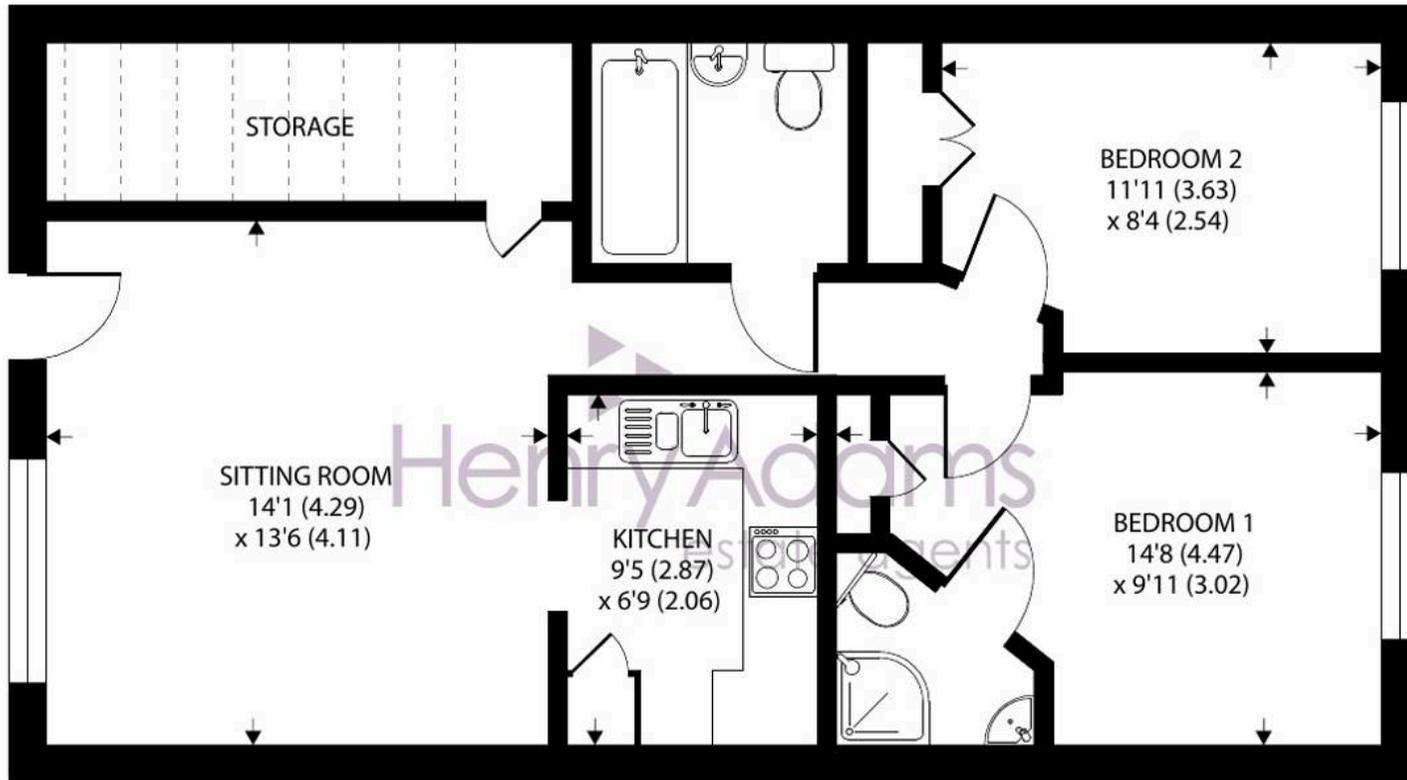
The main bedroom includes fitted wardrobes and a private en-suite shower room. The second bedroom is a good size and is well-appointed next to the bathroom which completes the interior layout.







Denotes restricted head height



GROUND FLOOR

Coldicott Mews

Approximate Area = 624 sq ft / 57.9 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Total = 670 sq ft / 62.1 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). © nitchecom 2025. Produced for Henry Adams. REF: 1336025

Outside, the property benefits from an allocated parking space conveniently located directly opposite the apartment, there are also visitor spaces.

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 ///positives.fund.tonic

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

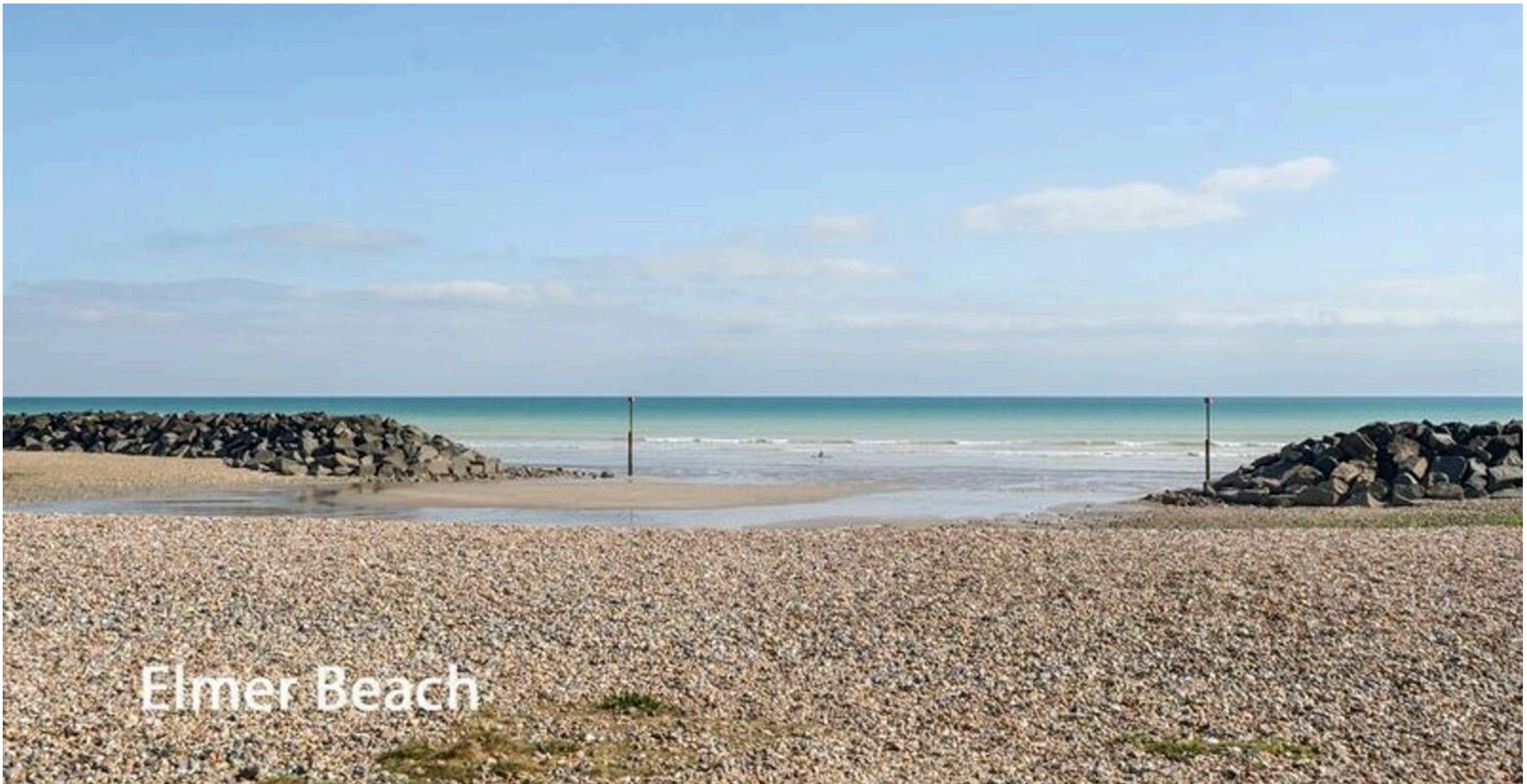
Service Charge: We understand the service charge is approximately £810 p.a.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Elmer Beach

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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.