

Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£375,000

Freehold

Elmer Road, Elmer, Bognor Regis, PO22 6HA



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	37
EU Directive 2002/91/EC			
Address: Elmer Road			

Follow us on  

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Detached Chalet Style House
- Flexible Accommodation
- 3/4 Bedrooms
- 2 Bathrooms
- Balcony to Main Bedroom
- Close to Shops & Seafront



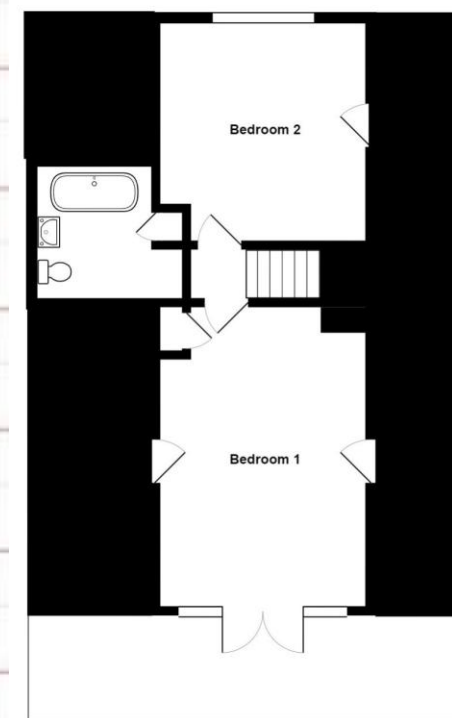
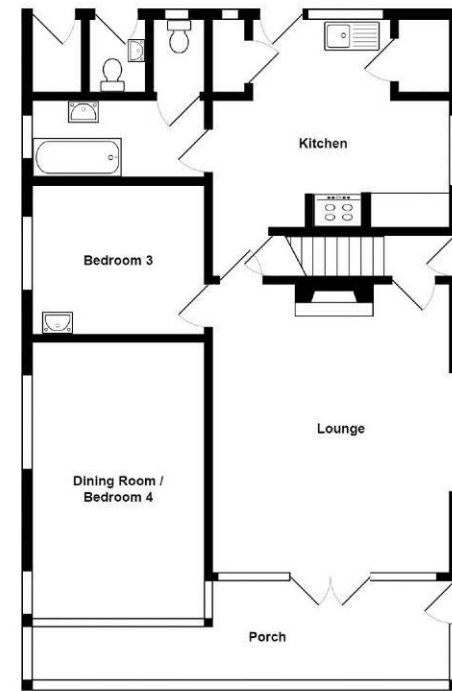
Accommodation

Downstairs:

Porch: 24' 7" x 5' 8" (7.50m x 1.75m)
 Lounge: 13' 11" x 16' 11" (4.25m x 5.16m)
 Kitchen: 13' 11" x 12' 4" (4.26m x 3.77m)
 Dining Room / Bedroom 4: 9' 8" x 16' 4" (2.97m x 4.98m)
 Bedroom 3: 9' 6" x 8' 8" (2.91m x 2.66m)
 Bathroom: 9' 9" x 4' 11" (2.98m x 1.51m)
 WC: 2' 11" x 4' 5" (0.89m x 1.37m)
 Outside WC: 2' 11" x 4' 5" (0.89m x 1.36m)
 Outside Storage Cupboard: 2' 11" x 4' 5" (0.89m x 1.36m)

Upstairs:

Hall / Stairs / Landing: 16' 2" x 2' 6" (4.95m x 0.77m)
 Bedroom 1: 11' 10" x 17' 3" (3.61m x 5.26m)
 Balcony: 24' 6" x 5' 6" (7.49m x 1.69m)
 Bedroom 2: 11' 9" x 12' 5" (3.59m x 3.81m)
 Bathroom: 5' 11" x 7' 7" (1.81m x 2.32m)
 Garage: 20' 0" x 10' 2" (6.12m x 3.11m)
 Garden: 21' 3" x 41' 0" (6.49m x 12.5m)



What the agent says... “”

Located just a four minute walk from Elmer seafront and local shops is this 3/4 bedroom detached chalet style house.

The downstairs accommodation comprises porch, large lounge with open fireplace, traditional style kitchen with pantry cupboards and built-in dresser, bedroom, dining room/bedroom 4, bathroom and WC. Upstairs are the two main bedrooms and modern bathroom.

With flexible accommodation, this quirky home will suit those looking for both lots of space and great value for money.

AGENTS NOTE:

The property is of non-standard construction and will not support a mainstream mortgage - cash purchasers only.

