

The logo consists of the letters 'S' and 'W' in a stylized, cursive font, rendered in a gold color against a dark blue square background.

Sims Williams



(PLOT 4), 80 ELMER ROAD, MIDDLETON ON SEA, SUSSEX, PO22 6HA

# £295,000 Freehold

(PLOT 4), 80, ELMER ROAD,  
MIDDLETON ON SEA,  
SUSSEX, PO22 6HA

- 2 Bedroom Terraced House
- Tiled bathroom with shower over bath
- Downstairs Cloakroom
- Integrated Kitchen Appliances
- Flooring Included
- Private Rear Garden
- Off Road Parking
- Village Location
- Close to the Sea

## EPC RATING

Current =  
Potential =

## COUNCIL TAX BAND

Band = TBC

This small development of just 4 brand new terraced houses each has 2 bedrooms, a private garden and allocated parking. The homes have tiled bathrooms with shower over bath aswell as a ground floor cloakroom. All kitchen appliances are integrated and flooring is included. Nearing completion and of course, chain free!

Middleton-on-Sea is located in the eastern suburbs of Bognor Regis. It is a small seaside community of around 5,000 residents, with many of the residential streets leading down to the sea. The village slowly grew from just six houses in 1801 to 19 houses in 1841. One of the oldest buildings is Rose Cottage which dates back to around 1606. However, much of the housing was built after 1921 as the village became popular with tourists. The wide curving streets with trees and grass verges make it a very attractive layout and the houses reflect many architectural styles.

Middleton-on-Sea along with its immediate neighbours Elmer and Ancton have excellent family beaches for all ages, together with a good variety of shops, a pub, The Beresford Arms, a Medical Centre, pharmacy. Primary education is provided by the Bishop Tuffnel CE School at Felpham. Secondary schools can also be found in nearby

Felpham, Bognor Regis and Barnham. There is a sports club providing facilities for tennis, cricket and squash amongst others. There is a regular bus service through the village and good road links provide easy access to the surrounding areas including Chichester, Portsmouth and Brighton.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

\*FLOORPLANS ARE FOR No.84, PLOT 2.

## Directions...

From the A259 turn southwards towards onto the B2132 Yapton Road. At the 2nd roundabout turn left into Elmer Road. Continue along Elmer Road, the development can be found on your right.