



Clarkes

Estate Agents & Lettings Agents

Guide Price

£650,000

Freehold

Sea Way, Elmer, Bognor Regis, PO22 6JY



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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What the agent says... “”

Situated on the private Elmer Sands Estate, this lovely family home is located a short walk from the beach and benefits from sea glimpses from the first-floor balcony. The property has been transformed by the current owners to a substantial modern property with flexible accommodation.

The accommodation comprises a welcoming entrance hall with a cloakroom, a generous open plan sitting and dining room, a kitchen, conservatory and ground floor bedroom/second reception room. To the first floor the landing leads to three further bedrooms, including the principal bedroom which has its own en-suite. The family bathroom is a good size and has a separate shower cubicle and bath, as does the en-suite. The principal bedroom and one other have doors leading to a balcony which benefits from a lovely outlook over the green opposite the house and glimpses of the sea to the south.

Externally, the property has a carriage driveway which provides parking for several vehicles and access to the garage. To the rear, the westerly

facing garden is predominantly laid to lawn with a good-sized patio area near the property, which is well positioned to catch the evening sun.

The property is in immaculate condition throughout and this could be an easy move for an incoming buyer. It is well placed within this private estate and viewings are highly recommended to appreciate the accommodation on offer.



- Private Sea Estate
- Sea Glimpses from 1st Floor Balcony
- Flexible Accommodation
- En-Suite to Principal Bedroom
- Westerly Rear Garden



Accommodation

Ground Floor

Hall: 28' 7" x 0' 0" (8.72m x 3.42m)
 Cloakroom: 5' 4" x 3' 11" (1.65m x 1.21m)
 Sitting Room / Dining Room: 31' 10" x 11' 4" (9.72m x 3.47m)
 Conservatory: 12' 6" x 6' 6" (3.82m x 1.99m)
 Kitchen: 13' 5" x 10' 0" (4.10m x 3.07m)
 Utility Room: 5' 9" x 4' 10" (1.76m x 1.49m)
 Reception/Bedroom 4: 11' 7" x 9' 2" (3.55m x 2.81m)

First Floor

Landing: 10' 9" x 9' 3" (3.28m x 2.83m)
 Bedroom 1: 13' 2" x 12' 1" (4.03m x 3.70m)
 Ensuite: 9' 1" x 8' 11" (2.79m x 2.73m)
 Bedroom 2: 10' 7" x 10' 0" (3.24m x 3.05m)
 Bedroom 3: 11' 7" x 9' 11" (3.54m x 3.03m)
 Bathroom: 11' 7" x 10' 4" (3.54m x 3.17m)

Council Tax Band: C

