



88 Elmer Road, Elmer  
In Excess of £390,000

# 88 Elmer Road

Link-detached chalet style bungalow offered with no onward chain.

- Link-Detached Chalet Style Bungalow
- 1,464 Sq Ft (including garage)
- Close to the Beach
- Convenient for Local Amenities
- No Onward Chain
- Southerly Facing Garden
- Three Double Bedrooms
- En Suite Shower Room
- Driveway and Garage

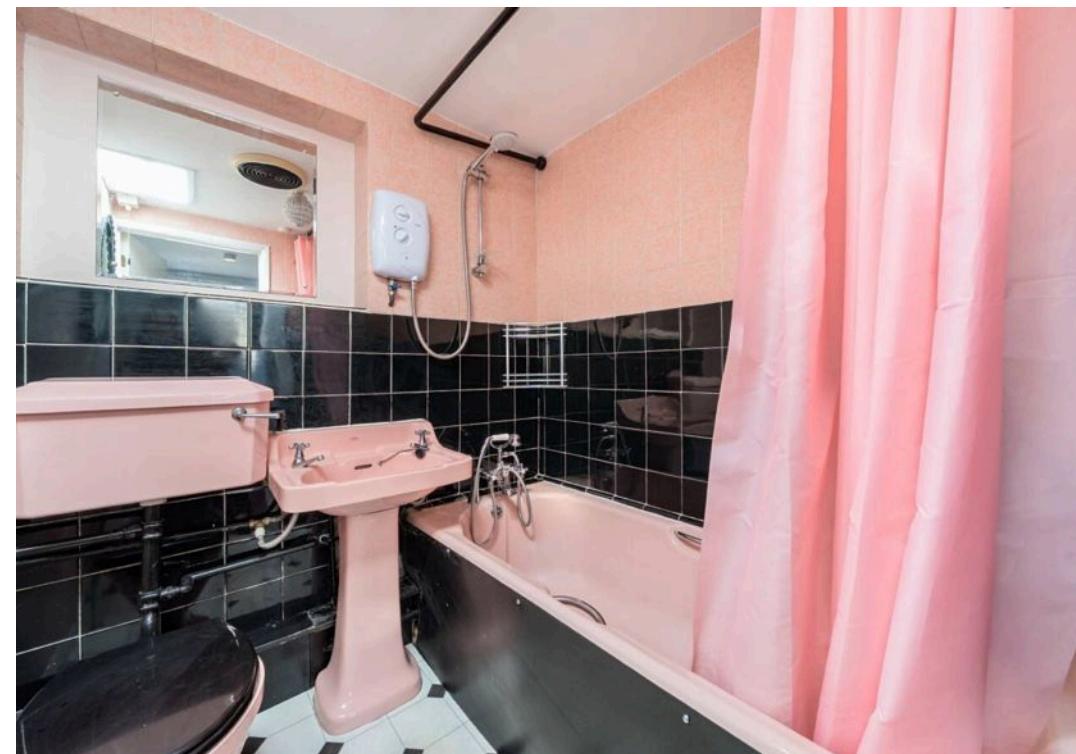
This link-detached chalet style bungalow is ideally located for those seeking proximity to local amenities, the beach, and bus routes. An added advantage is that it is offered with no onward chain.

Upon entering the property, you will find a considerable level of flexible accommodation that includes a spacious south-facing sitting/dining room. This room features sliding doors that open out to the garden. The property also boasts a kitchen with ample space for numerous white goods, leading to a breakfast room. Depending on your preference, the breakfast room could be partitioned from the kitchen; by adding a door from the hall, it could serve as a perfect home office space.

A previous extension added a sizeable ground floor bedroom with an en-suite shower. There is also access to the garden. Additionally, a family bathroom completes the ground floor accommodation.

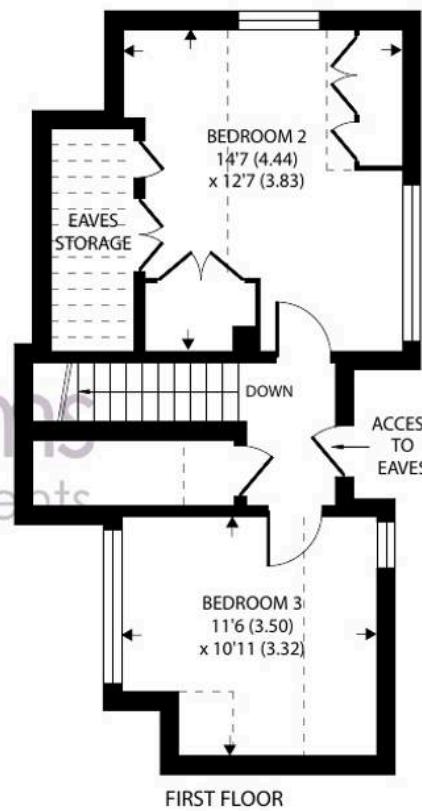
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Denotes restricted head height



## Elmer Road, Bognor Regis

Approximate Area = 1162 sq ft / 107.9 sq m

Limited Use Area(s) = 176 sq ft / 16.3 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1464 sq ft / 135.9 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). © nchecom 2025.  
Produced for Henry Adams. REF: 1268574

Ascending from the hall, the stairs lead to the first floor where two double bedrooms are situated, each with ample eaves storage and there is further cupboard space in the hall.

Externally, a driveway at the front of the property provides off-road parking and access to a single garage. The rear garden, facing south, provides a high level of privacy. It features a predominantly lawned area with surrounding plants and shrubs.

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.

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Council Tax Band: E

Tenure: Freehold

Energy Performance Rating: D





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