



64 Elmer Road, Elmer

Guide Price £395,000

 **Henry Adams**  
estate agents



## 64 Elmer Road

- Detached Chalet Bungalow
- 1,337 Sq Ft in Total
- No Onward Chain
- Potential for Modernisation
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- Spacious Reception Hall
- South Facing Rear Garden
- Driveway & Integral Garage
- Close to Shops & Beach

This well proportioned chalet bungalow offers generous accommodation of 1,337 sq ft (including the integral garage). Offering a blank canvas for personalisation, this property presents an exciting project for those looking to modernise and customise their living space, whilst being conveniently located within a short distance of the village shops and nearby beach. The absence of an onward chain further streamlines the purchasing process, making this an attractive prospect for those keen to embark on their next chapter without delay.

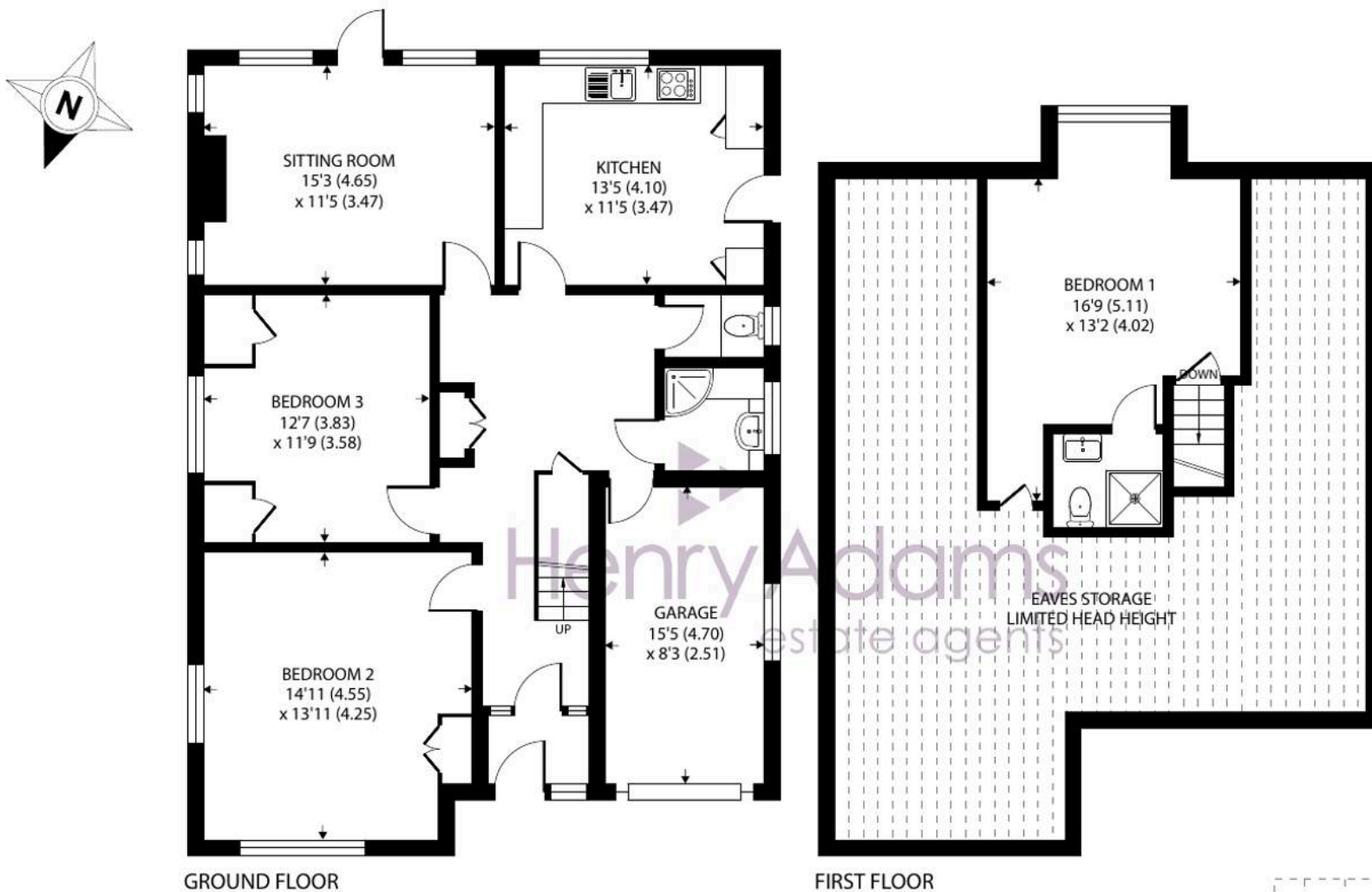
Upon entering, residents are welcomed by an enclosed porch leading into the spacious reception hall that sets the tone for the rest of the property. The interior features three very generous double bedrooms, providing ample space for families or guests.

Continued ....









## Elmer Road, Bognor Regis

Approximate Area = 1210 sq ft / 112.4 sq m (Excludes Eaves Storage)

Garage = 127 sq ft / 11.7 sq m

Total = 1337 sq ft / 124.2 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). © n̄checom 2025. Produced for Henry Adams. REF: 1326596



The two ground floor bedrooms both have built-in wardrobes and Parquet flooring, whilst the first floor bedroom has an en-suite shower room and access into the large eaves space which could provide further room to extend, subject to the usual permissions. Both the sitting room and kitchen are found at the rear of the property and so enjoy a bright, southerly aspect. A ground floor bathroom with separate WC complete the accommodation, whilst a further door from the reception hall leads into the integral garage. This could potentially provide further options for creating more accommodation if desired.

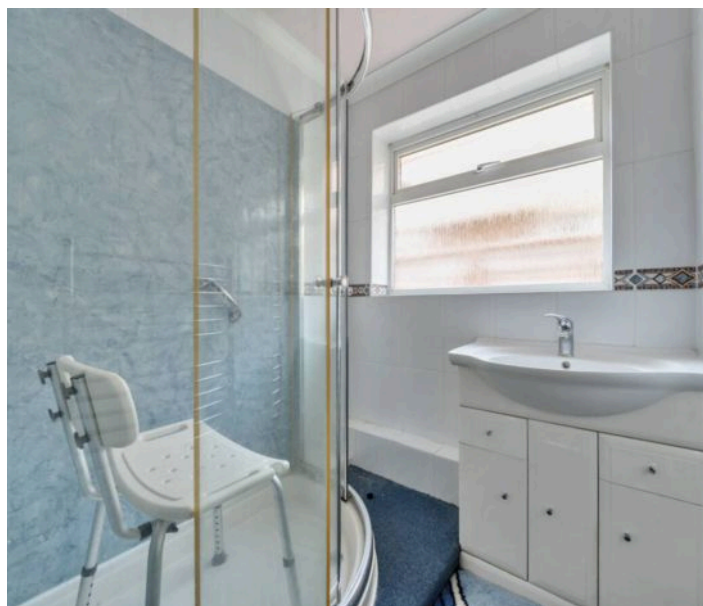
Outside, the front garden provides off-road parking and leads to the garage. The rear garden enjoys a southerly aspect and is mainly laid to lawn for ease of maintenance.

The property is located a short distance east of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

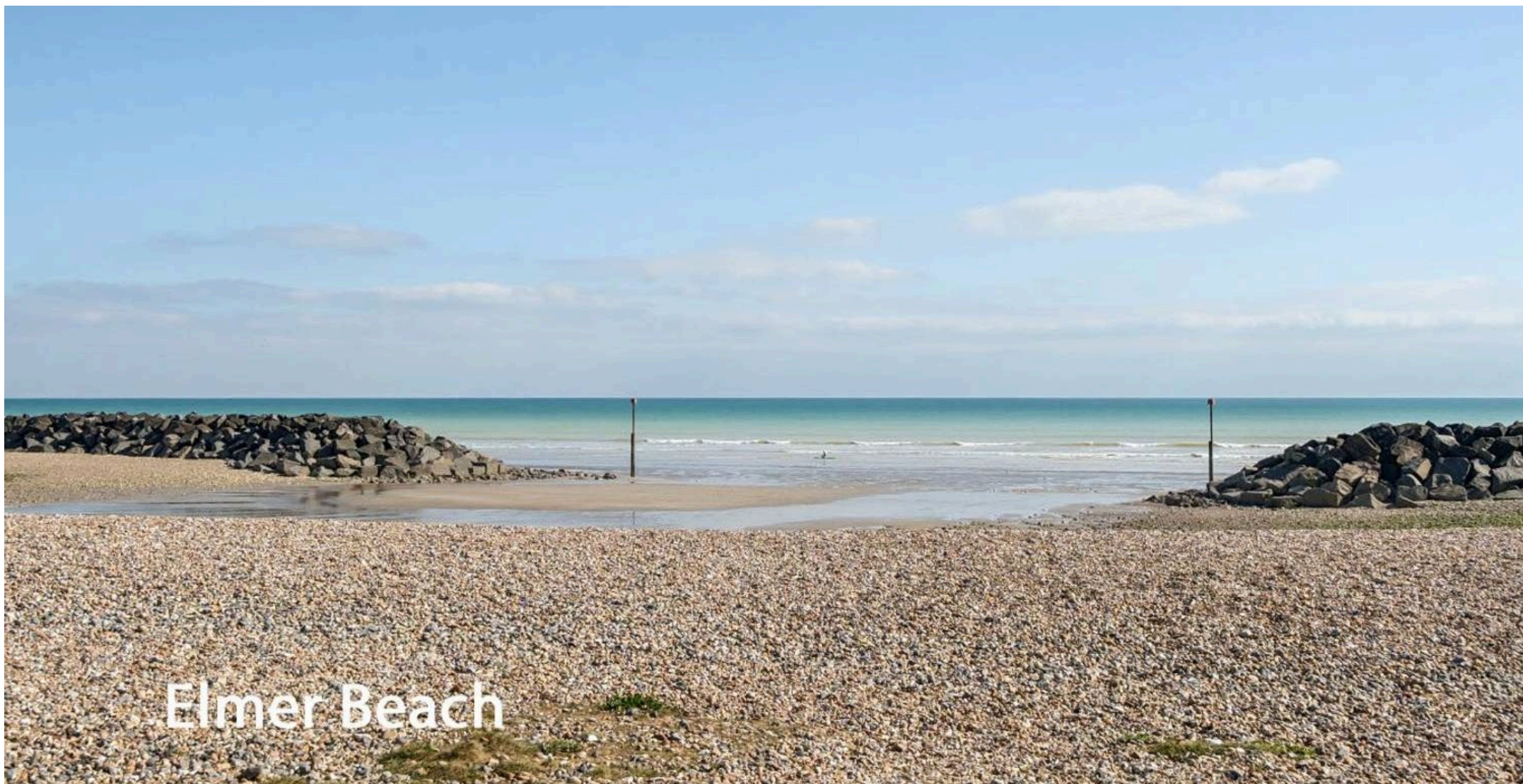
What3Words ///undertone.whimpered.impaled

Tenure: Freehold & Council Tax Band: E

EPC Energy Efficiency Rating: D







Elmer Beach

## Henry Adams - Middleton on Sea

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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.