



6 Sussex Court, Manor Way, Elmer

Guide Price £210,000



## 6 Sussex Court, Manor Way

- End of Terrace Bungalow
- Private Estate Location
- Close to the Beach
- No Onward Chain
- 2 Bedrooms
- Open Plan Kitchen-Sitting Room
- Double Glazed & Electric Heating
- Allocated & Visitor Parking
- Communal Gardens
- Long Lease - approx. 150 Years

This well presented two bedroom end of terrace bungalow is situated in the Elmer Sands private estate and just a short walk to the beach. Now offered for sale with the advantage of no onward chain, this property is ideal for downsizers or those looking for an inexpensive holiday home close to the beach.

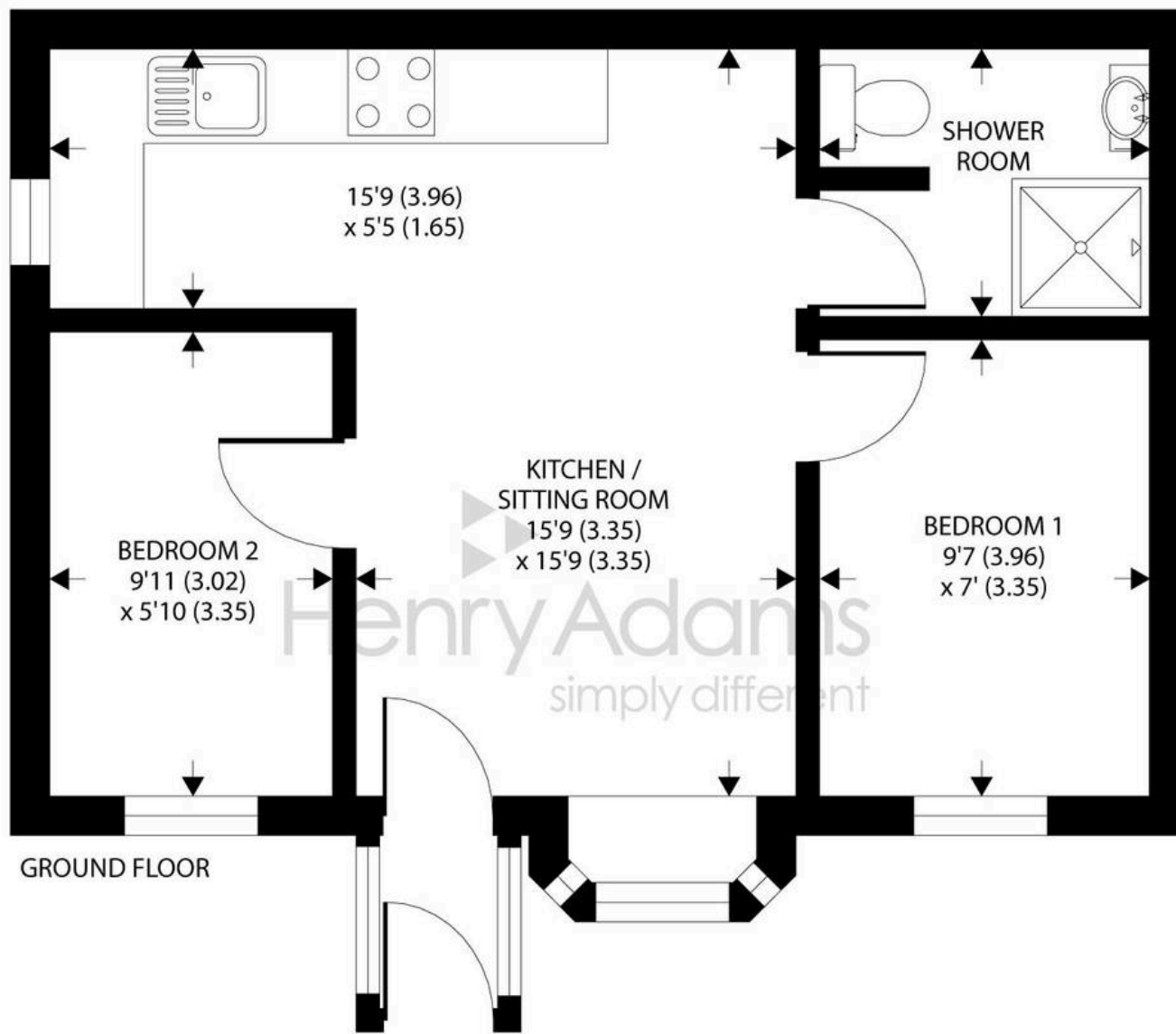
The accommodation briefly comprises: Double glazed entrance porch leading into the open plan sitting room and kitchen area, which has a bay fronted window and is west facing. The shower room has a white modern suite and is also tiled. Both bedrooms are westerly facing and overlook the communal area. The property has been recently redecorated with some new flooring recently laid. The bungalow also benefits from double glazing, electric heating and parking.

To the front of the property, there is a west and south facing communal garden which has a paved patio area that gives way to lawn and there is a path which leads to the parking area.









## Manor Way, Elmer, Bognor Regis

APPROX. GROSS INTERNAL FLOOR AREA 388 SQ FT 36 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A viewing is highly recommended to appreciate the accommodation on offer and the location of the property.

Sussex Court, Manor Way is located on the popular Elmer Sands, a private estate adjoining the beach and within a short distance to the east of the Middleton-on-Sea village centre. For those interested in sailing, the Elmer Sands Boating and Angling Club has private boat berths, a small club house and launching facilities. 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 mainline rail link to London Victoria.

What3Words ///cuddling.expansion.diplomats

Tenure: Leasehold. We understand the lease is 189 years from 1st June 1987.

Maintenance Charge: £TBC

Ground Rent: £TBC

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E







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.