



WHITLOCKS
ESTATE AGENTS

98 Elmer Road, Elmer, Bognor Regis
Offers Over £650,000



Stunning Detached Home in Sought-After Elmer – Impeccably Presented

An exceptional opportunity to acquire this beautifully renovated detached home, positioned in the highly desirable village of Elmer. Thoughtfully upgraded by the current owners to the highest standard, this property seamlessly blends modern luxury with practical living.

Upon entering, a spacious porch leads into an impressive open-plan kitchen, lounge, and dining area, extending an impressive 36ft. The high-spec kitchen is complete with integrated appliances, while skylights flood the space with natural light. Two sets of bifold doors create a seamless indoor-outdoor living experience. Additional ground-floor features include a utility area, a family bathroom, and a versatile bedroom/study.

The first floor hosts two generously sized bedrooms. The luxurious master suite is bright and airy, featuring a freestanding bath, an en-suite shower room, bespoke oak dresser and built in wardrobes with ample storage. The second bedroom also benefits from an en-suite shower room and ample space.

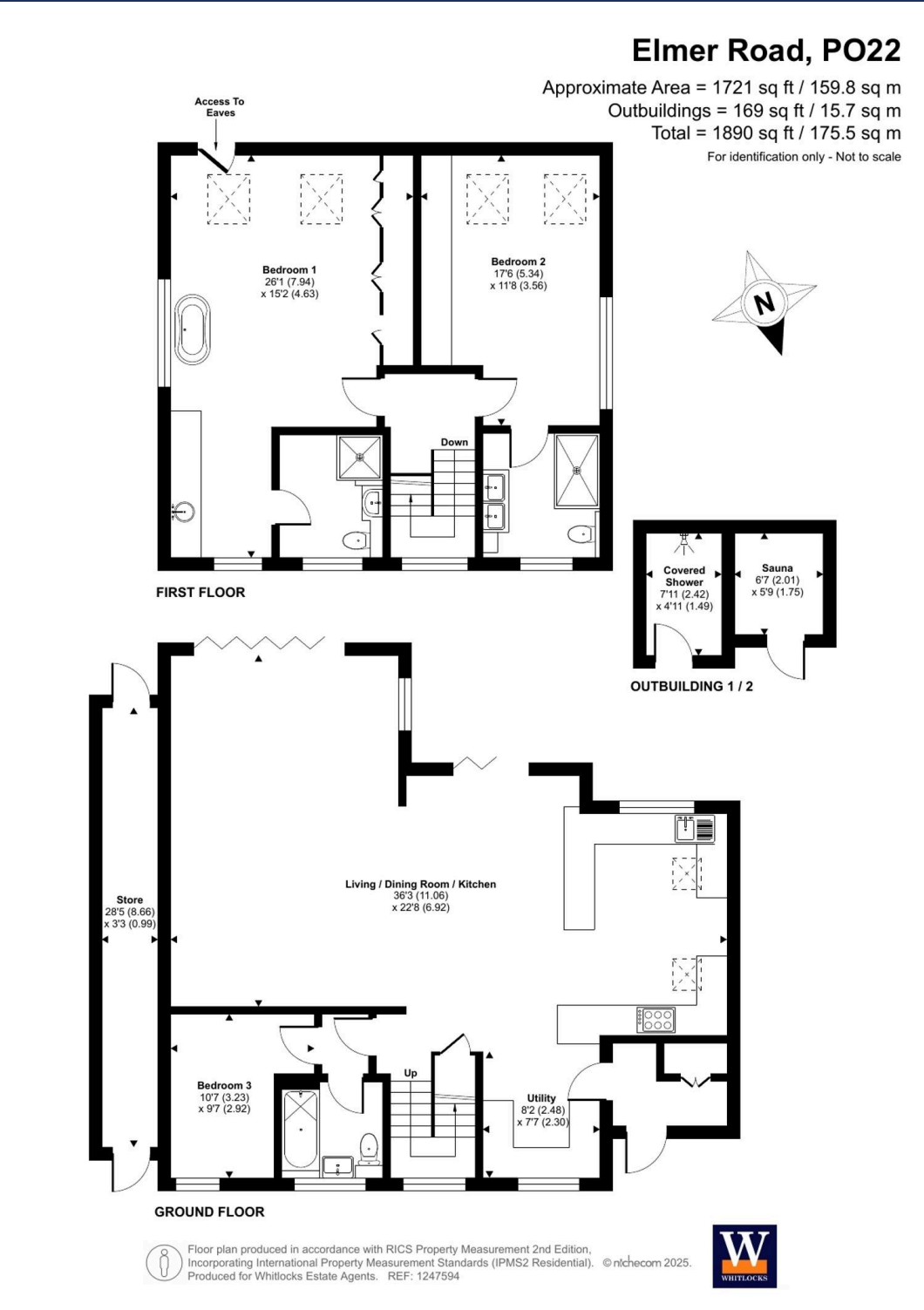
Further highlights of the property include aluminium double glazing, gas-fired central heating with underfloor heating throughout, built-in Bluetooth-controlled speakers, and remote-controlled smart electric windows and blinds. A large external storage area with access from both the front and rear adds practicality.

The landscaped rear garden is designed as a private retreat, featuring a shower space, a sauna, and an undercover dining area—perfect for relaxation and entertaining. A small linear greenhouse is concealed to the rear boundary. To the front, a private driveway provides ample off-road parking for multiple vehicles.



Elmer is a small coastal Village, located to the far east of the main resort Town and is the furthest driveable point of Bognor Regis, it is a quiet area to live and only easily accessible by locals. Home to Elmer Sands Private Estate and known for its unique seaside permanent homes or weekend retreats together with picturesque views. Elmer is famously known for its glorious sandy beach, with a flat expanse and low tides as well as its rock sea defences which makes fantastic exploring spots for sea life. There is also a small variety of amenities which include two Pubs, Convenience Store, Hairdressers and a regular Bus Service. Further amenities can be found close by in the adjacent Village.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G