



WHITLOCKS
ESTATE AGENTS

Flat 10, Villa Plage 154-160 Elmer Road, Bognor Regis
In Excess of £150,000



Rare opportunity to purchase this impressive First-floor, age-restricted (60 years plus) Apartment with views and direct access to Elmer beach, also offered to the market with no onward chain.

The property comprises of two generous Bedrooms, the Master Bedroom benefits from built-in wardrobes.

There is a spacious Lounge / Dining Room with access to the south-facing Balcony that offers fantastic views over the seafront, a fitted Kitchen, and a fitted Bathroom.

Further benefits include Double Glazing, Storage Heating, emergency pull cords in every room, as well as a House Manager on call if needed.

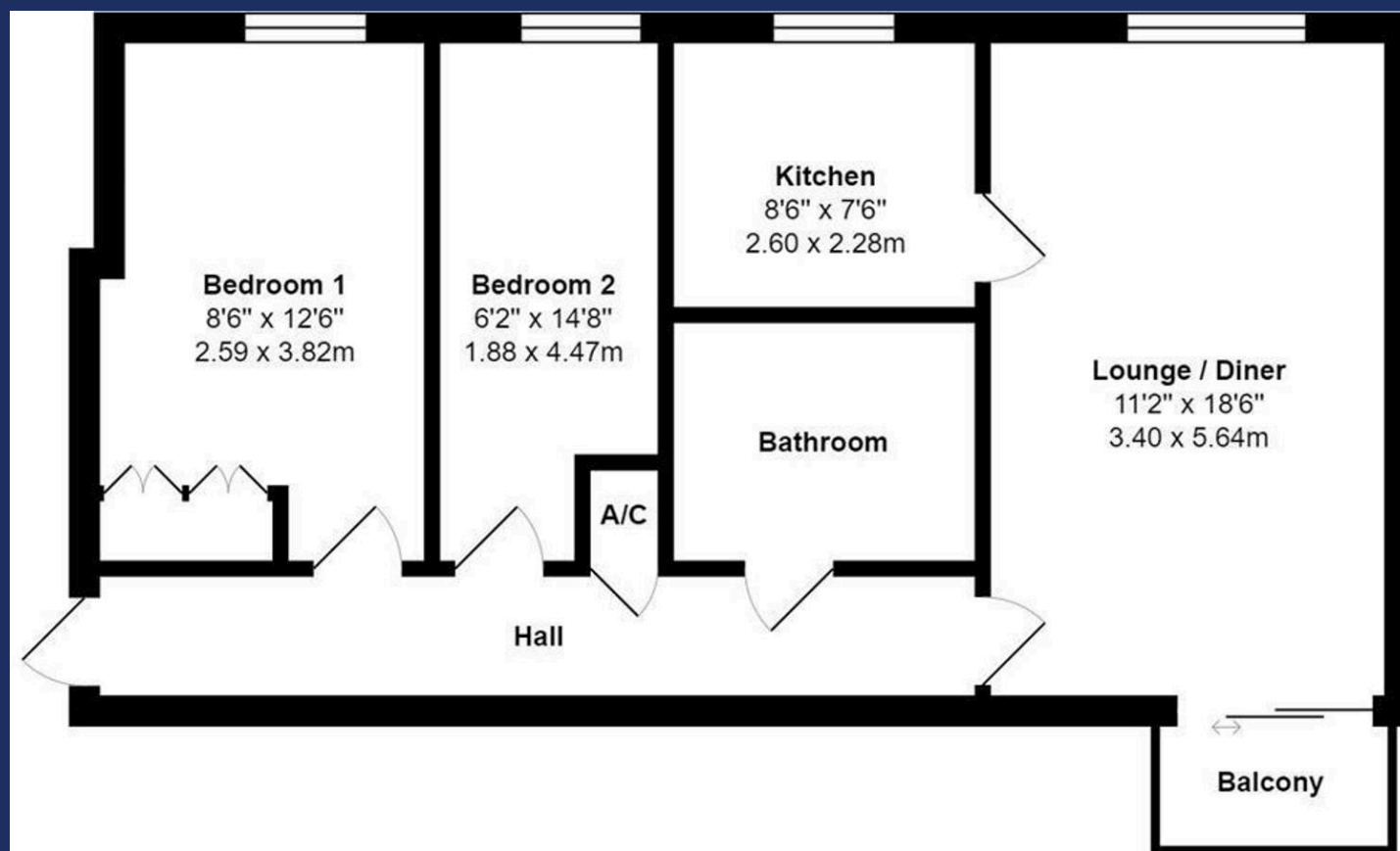
Outside, there are beautifully kept Communal Gardens for the residents to enjoy, and there is plenty of Communal Parking on a first-come-first-serve basis.

Furthermore, there is a lift to all floors, a Laundry Room, and a Communal Conservatory where coffee mornings and other events are held by the residents. There is also an outdoor storage container located within the grounds.



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.

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First Floor

Total Area: 603 ft² ... 56.0 m² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2022



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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C