



**WHITLOCKS**  
ESTATE AGENTS

4 Jubilee Parade, 133 Elmer Road, PO22 6HY  
£245,000



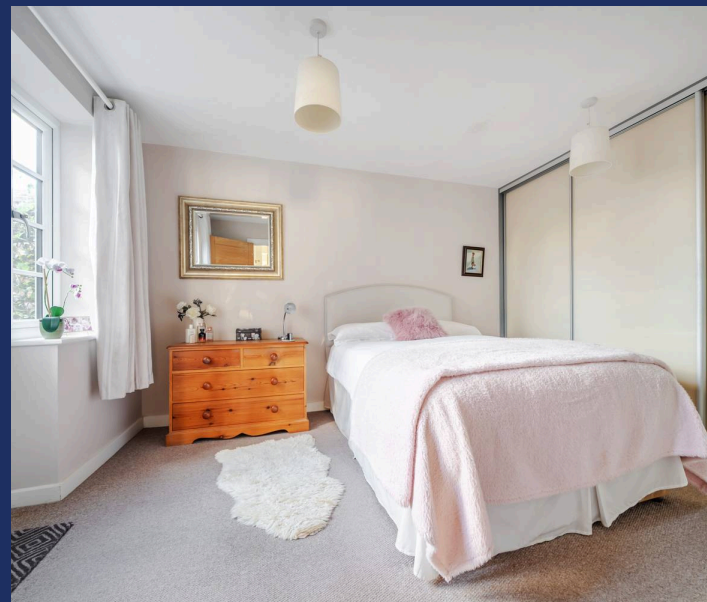


A beautifully presented two-bedroom ground floor apartment with off-road parking, ideally located just 100 yards from Middleton Beach. Situated in Elmer, a short distance from the seafront, this stylishly converted apartment offers a rare opportunity to acquire a superb coastal residence or luxurious holiday home in one of the area's most desirable settings.

The light and spacious open-plan living area features a large southerly bay window that fills the space with natural light and offers ample room for both living and dining. The contemporary kitchen is fitted with an excellent range of modern units and integrated appliances, including an electric oven, gas hob, fridge freezer, dishwasher, and wine fridge. A useful storage cupboard provides plumbing and space for a washing machine.

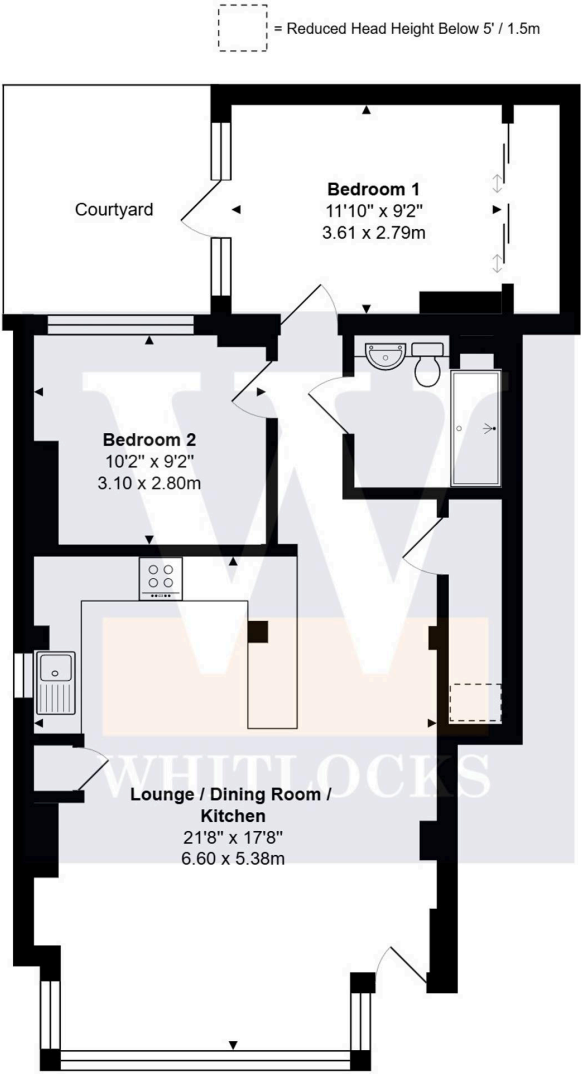
There are two double bedrooms, with the master bedroom benefitting from built-in wardrobes and direct access to a private enclosed patio area. The luxury tiled shower room includes underfloor heating, double shower, having been installed Summer 2025, washbasin, and low-level WC.

Externally, the property features a small paved courtyard to the rear, while the front offers off-road parking for two vehicles complemented by attractive raised flower beds.



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.

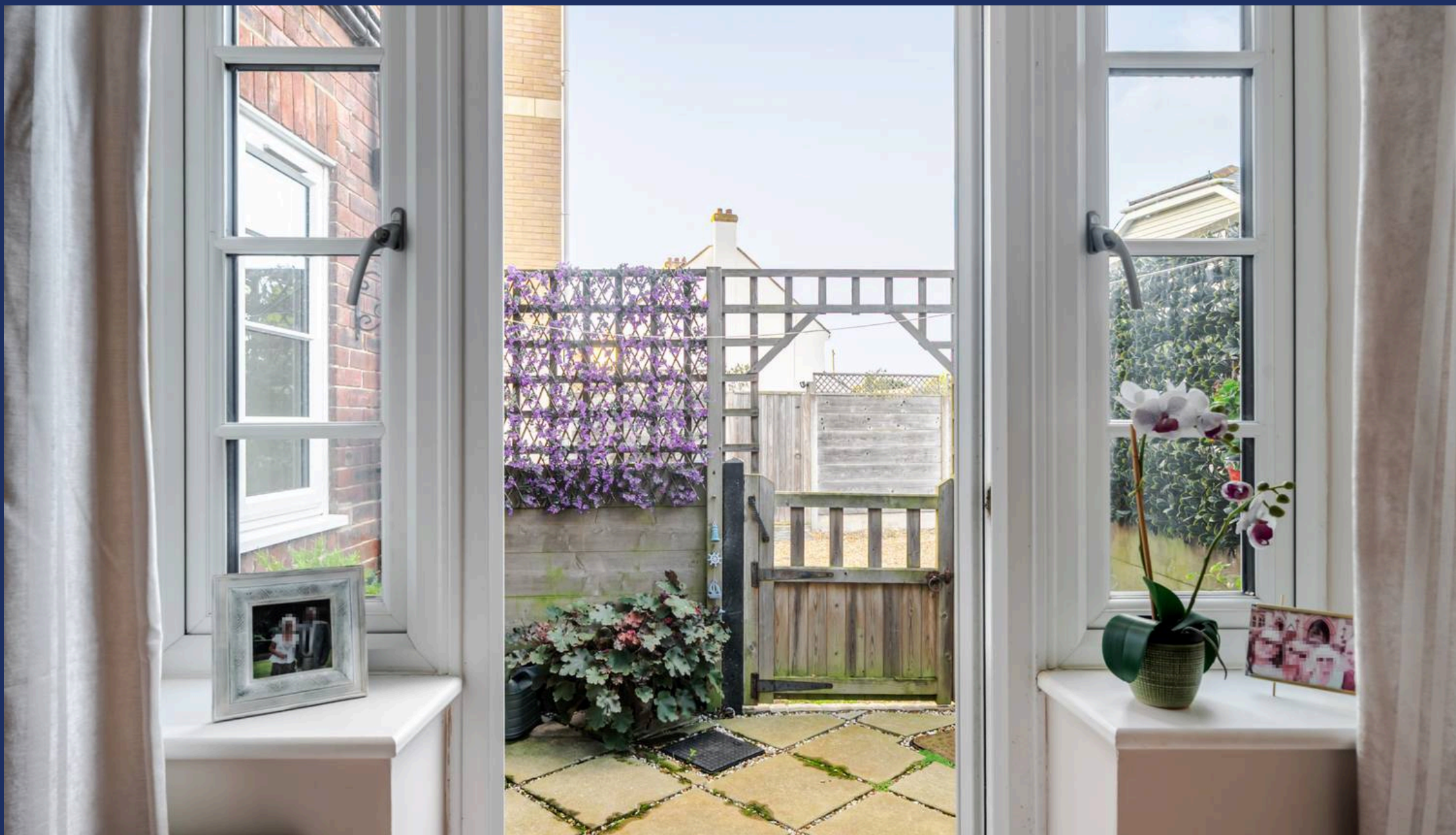
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Total Approx.Floor Area 755 ft² ... 70.1 m²

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: