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Elmer Road, Elmer, Bognor Regis
Guide Price £375,000



This spacious and versatile three bedroom detached chalet bungalow offers approximately 1,464 sq. ft. of well planned accommodation, perfectly combining comfort, practicality and flexible living space in a highly desirable location. The property opens into a welcoming entrance hall leading through to an impressively sized sitting/dining room, a bright and airy space ideal for both everyday living and entertaining. Large windows and patio doors allow natural light to flood the room, creating a warm and inviting atmosphere throughout. The adjoining kitchen is well appointed with ample worktop and storage space, while the separate breakfast room provides an additional area for informal dining and morning coffee.

The ground floor also benefits from a generously sized principal bedroom complete with en-suite shower room, offering convenient single level living if desired. A family bathroom and integral garage further enhance the practicality of the layout.

To the first floor are two further well proportioned bedrooms, both offering excellent versatility for growing families, guests, home working, or hobbies. Useful eaves storage adds valuable additional space and functionality.

Outside, the property features a private driveway providing ample off road parking.

The south facing rear garden enjoys a high degree of privacy, with a well kept lawn bordered by mature plants and shrubs.

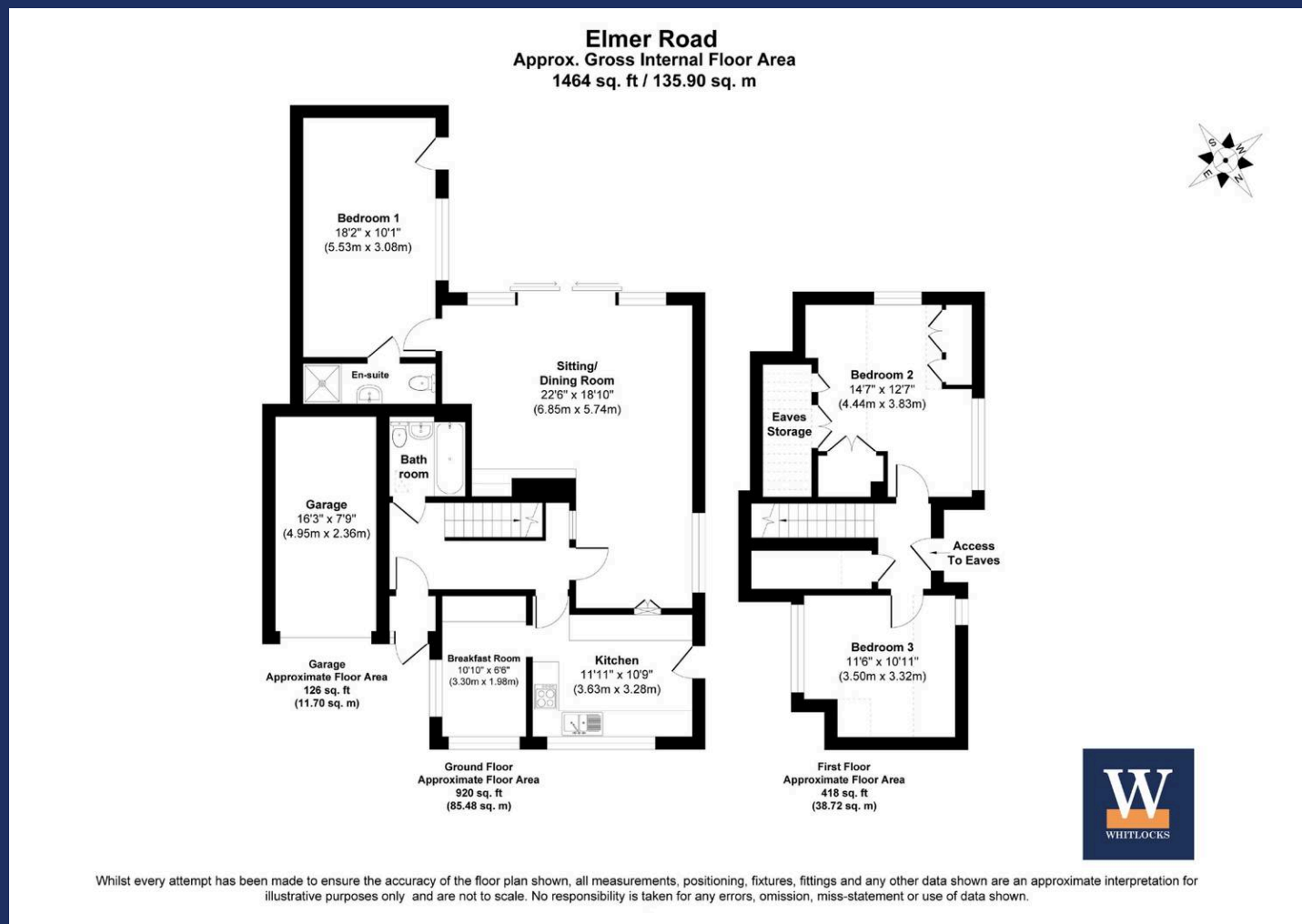
The thoughtful layout provides an excellent balance of open-plan living and private accommodation, making the home suitable for a wide range of purchasers including families, downsizers and those seeking adaptable living arrangements.

Ideally situated within easy reach of local amenities, reputable schools and excellent transport links, this attractive home offers the perfect blend of space, convenience and modern living. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



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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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E