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FOR SALE  
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**WHITLOCKS**  
ESTATE AGENTS

Sea Way, Elmer, Bognor Regis  
Guide Price £375,000



This spacious and versatile three-bedroom detached bungalow offers well-planned accommodation throughout, ideally suited to a range of buyers seeking comfortable single-level living in a desirable residential location. The property is arranged around a welcoming central hallway and features a generous dining room, creating an ideal setting for entertaining and family gatherings. Two separate reception rooms provide excellent flexibility for relaxing, formal living, or home working, while large windows and French doors allow natural light to flow throughout the home.

The kitchen is well-positioned with ample worktop and storage space, conveniently located adjacent to the dining area for practical everyday living. All three bedrooms are well-proportioned, with the principal bedroom offering particularly generous accommodation. Two shower rooms further enhance the practicality of the layout, making the property perfectly suited for families or visiting guests.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and a generous enclosed rear garden featuring patio seating areas and ample space for outdoor entertaining, gardening, or family enjoyment. The attractive outdoor space perfectly complements the internal accommodation, while additional benefits include double glazing, gas central heating, and useful built-in storage throughout.



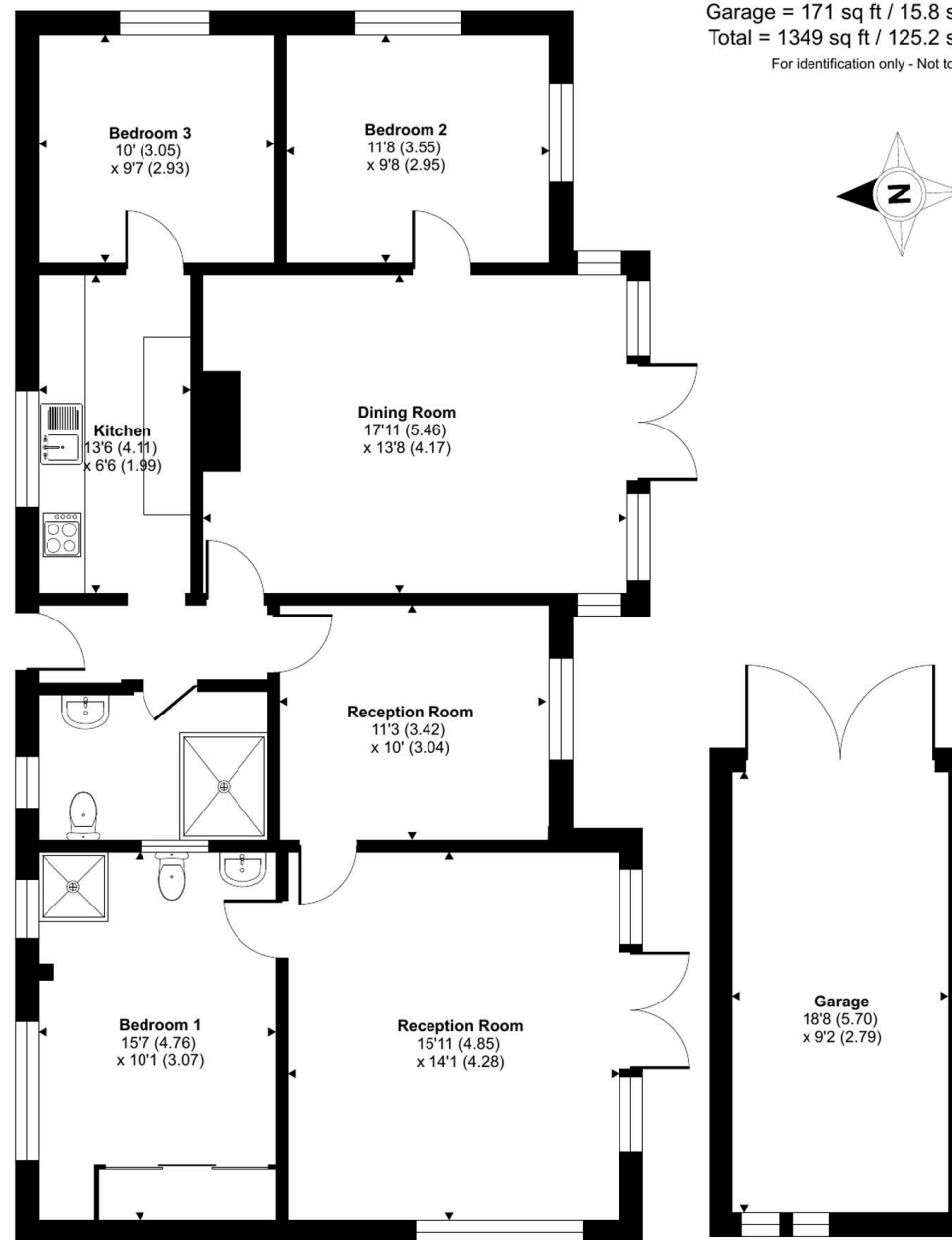
Offering excellent scope for modernisation or personalisation, this appealing bungalow presents a fantastic opportunity for downsizers, families, or purchasers seeking spacious and adaptable accommodation in a highly regarded coastal location. Conveniently situated close to local amenities, transport links, and the seafront, early viewing is highly recommended to fully appreciate all that this wonderful home 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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## Sea Way, Elmer, Bognor Regis, PO22

Approximate Area = 1178 sq ft / 109.4 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Total = 1349 sq ft / 125.2 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1463489





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E