



63 Elmer Road, Elmer

Guide Price £610,000

 **Henry Adams**
estate agents

63 Elmer Road

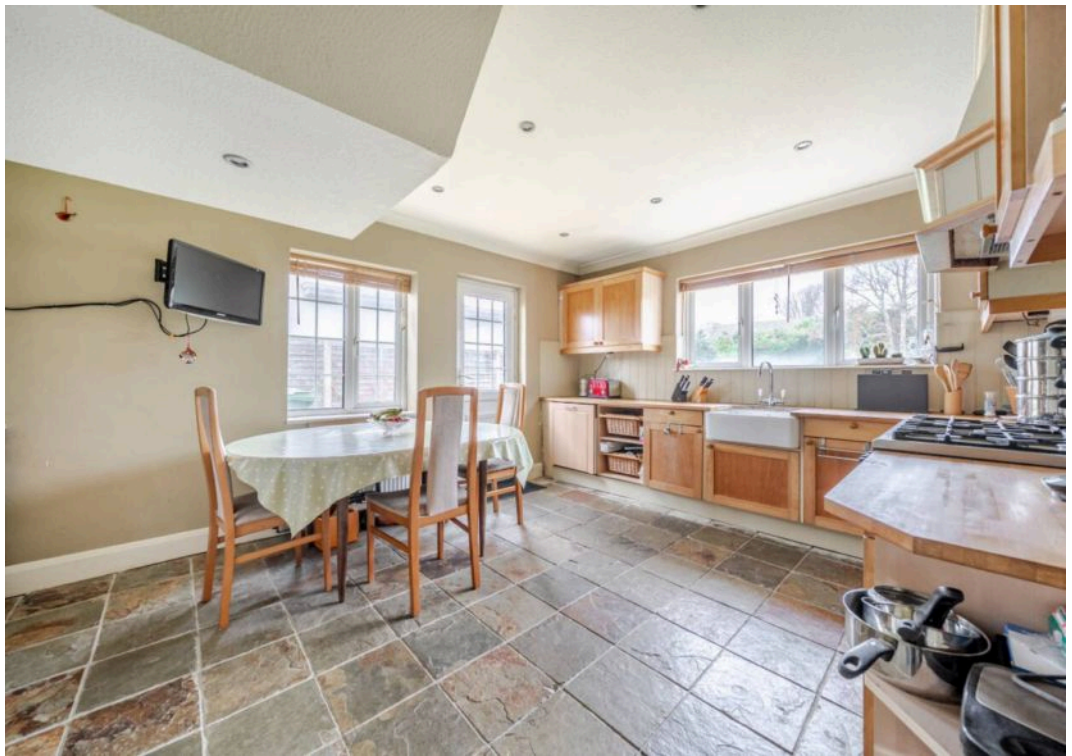
- Detached House
- Generous Flexible Accommodation
- 2,295 Sq Ft including Garage
- Extended
- Substantial Back Garden
- Overlooking Recreation Field
- Double Garage
- Four Bedrooms
- Three Bath/Shower Rooms
- Ample Off-Road Parking

This attractive detached property sits on a plot of 0.24 acres and offers generous and versatile accommodation, ideal for family living and entertaining. Enjoying an enviable position overlooking the recreation grounds opposite, the house combines convenience and flexibility in equal measure.

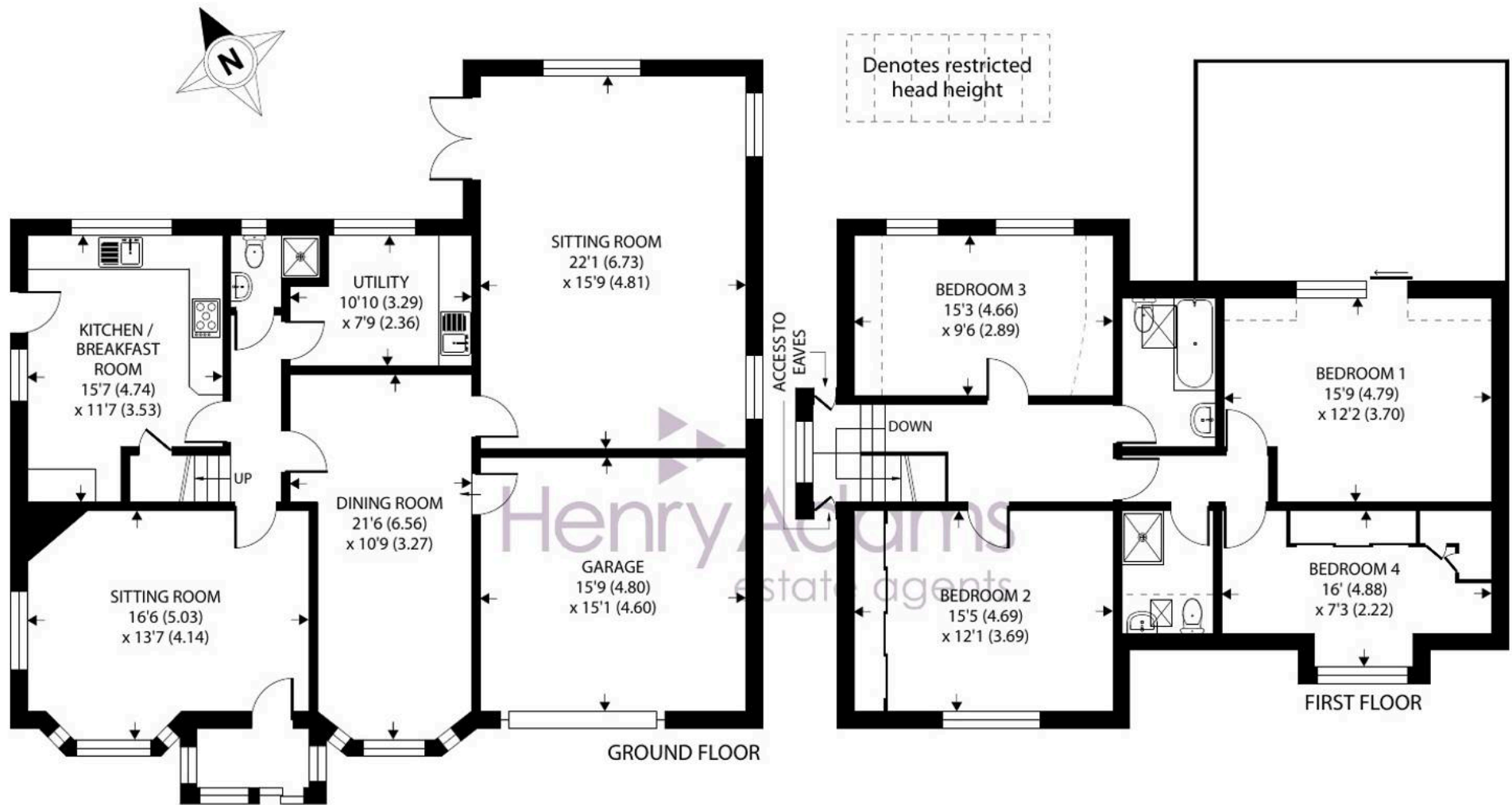
Internally, a porch opens into a cosy south facing sitting room. Moving through the house, an inner hall connects the main living areas, to the left lies the kitchen/breakfast room and to the right, the dining room. Over time, the property has been extended and now boasts a particularly spacious sitting room to the rear, which overlooks the garden and provides a wonderful setting for entertaining family and friends. The garage (measuring approximately 15'9" x 15'1") can be accessed directly from the dining room, adding practicality and convenience. A utility room and shower room complete the ground floor accommodation.

Cont









Elmer Road, Bognor Regis

Approximate Area = 1991 sq ft / 184.9 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 2295 sq ft / 213.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1373376

Upstairs, there are three good size double bedrooms and a fourth bedroom with plenty of fitted wardrobes, together with a family bathroom and a separate shower room.

Outside, the rear garden, measuring over 110 ft in length from the back of the house, is a particular feature. It is a blank canvas at present, offering substantial space to design and create your own ideal outdoor area. To the front, a private driveway provides ample off-street parking.

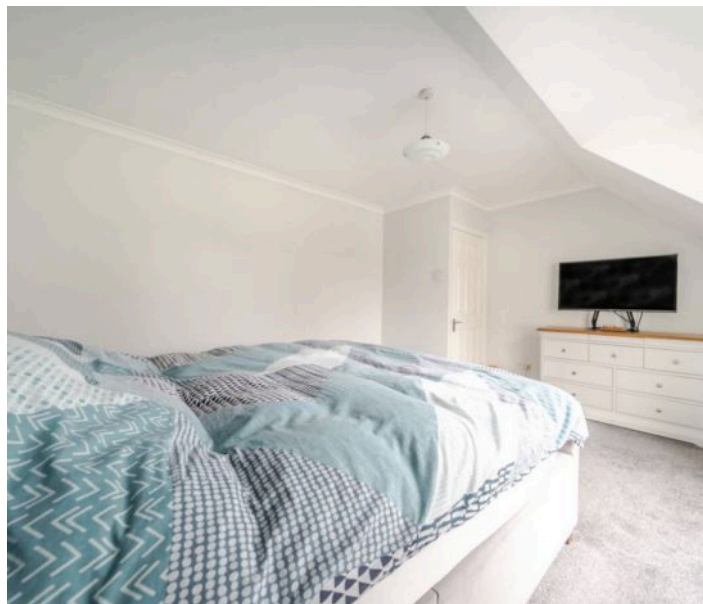
The property is located a short distance east of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham Golf Club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a mainline rail link to London Victoria.

What3Words ///allowable.bothered.still

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.