



**34 Norfolk Way, Elmer Sands**

Guide Price **£360,000**

## 34 Norfolk Way

- Detached bungalow
- Private Beach Estate
- No Onward Chain
- Three Bedrooms
- Off-Road Parking
- Garage
- Southerly Facing Garden

This detached three bedroom bungalow is situated within the popular Elmer Sands private estate, just a short stroll from the picturesque Elmer beach. This property boasts the advantage of being sold with no onward chain. While the bungalow requires modernisation, it serves as an ideal option whether looking to upsize, downsize, or secure a lock-up-and-leave weekend retreat.

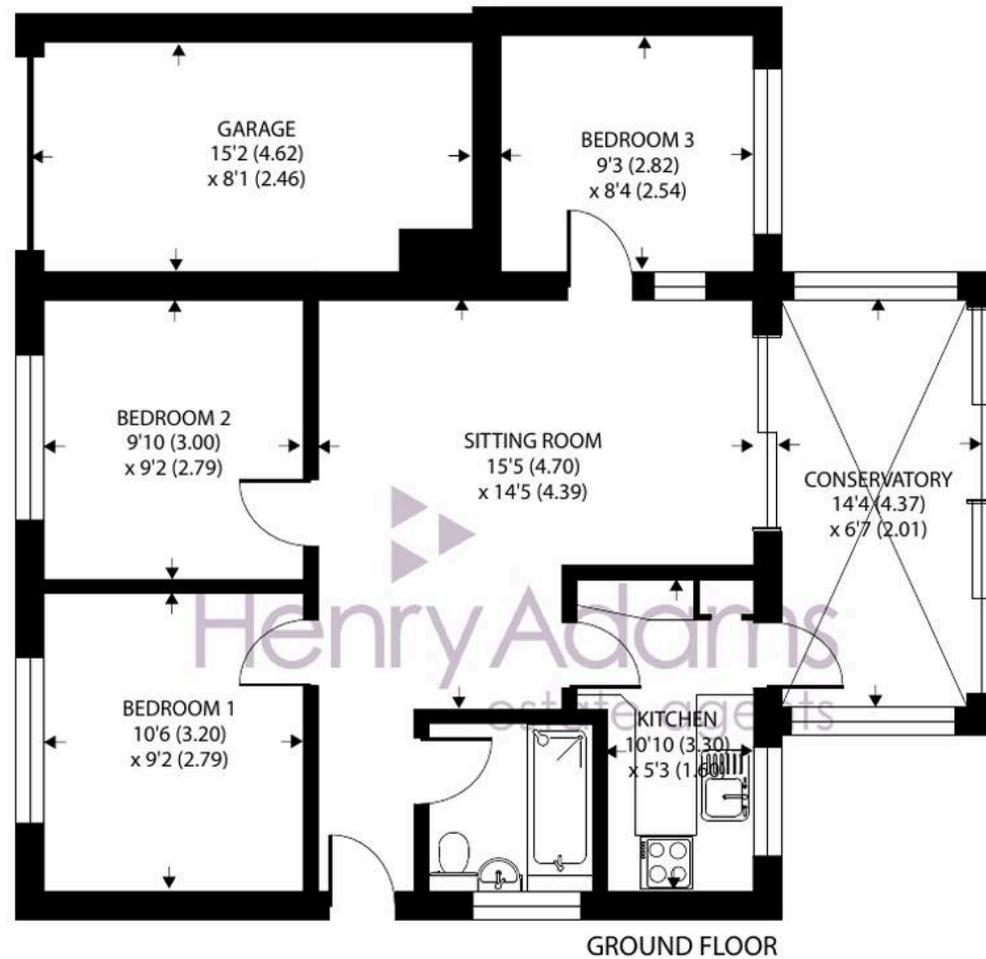
Upon entry, a hallway guides you to a central sitting room that seamlessly connects to each of the other rooms in the property. The kitchen, located on the south side, opens up to a conservatory that offers views of the rear garden. The property also comprises two double bedrooms, a generously sized single bedroom, and a family bathroom.

Externally, a driveway provides off-road parking and leads to the garage. To the rear, the garden is a good size, is predominantly laid to lawn and benefits from a sunny, southerly aspect.

**NOTE: APPROVED PLANNING PERMISSION FOR 4 BEDROOM, 3 BATHROOM PROPERTY.**







## Norfolk Way, Bognor Regis

Approximate Area = 710 sq ft / 66 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 828 sq ft / 76.9 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). © ntechcom 2025.  
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The popular Elmer Sands Private Estate is situated to the east of Middleton-on-Sea and benefits from direct beach access. Amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, post office, newsagents and a convenience store.

Private Estate Charge: We understand the private estate charge is payable on 1st January each year and was £180 for 2025.

What3Words ///frock.colleague.seatbelt

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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