



108 Elmer Road, Elmer

Starting Bid £280,000

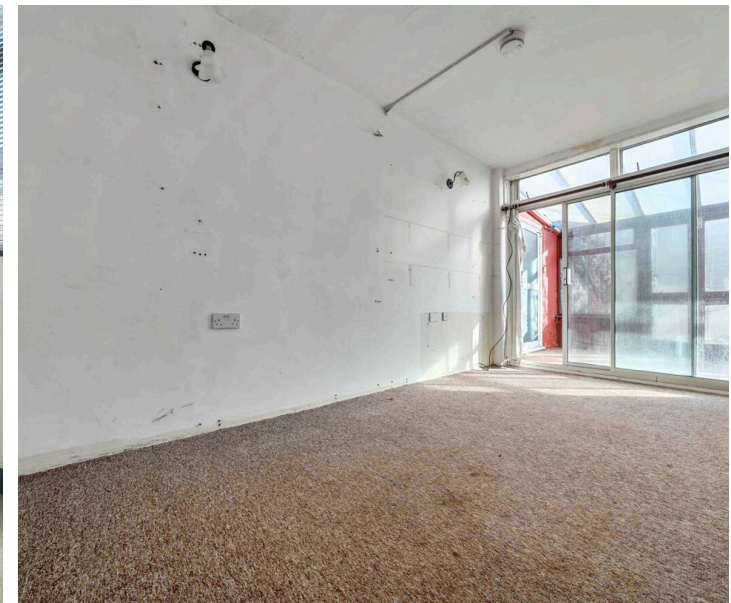
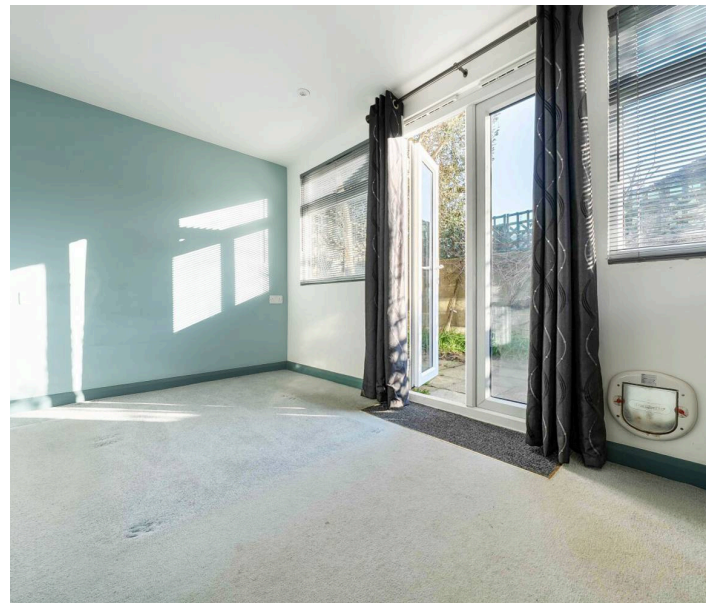
# 108 Elmer Road

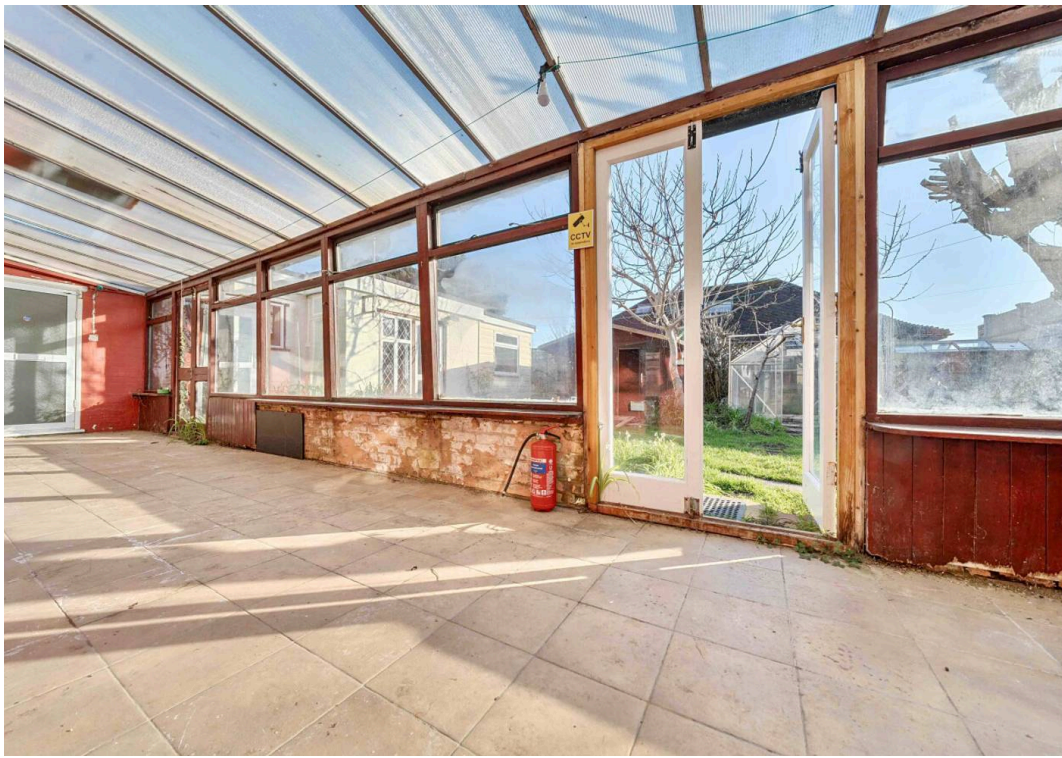
- Immediate 'exchange of contracts' available Sold via 'Modern Method of Auction'
- Detached House
- Excellent Potential
- Extended
- One Bedroom Annexe
- Three Further Bedrooms
- South Facing Rear Garden
- Ample Off-Street Parking
- No Onward Chain

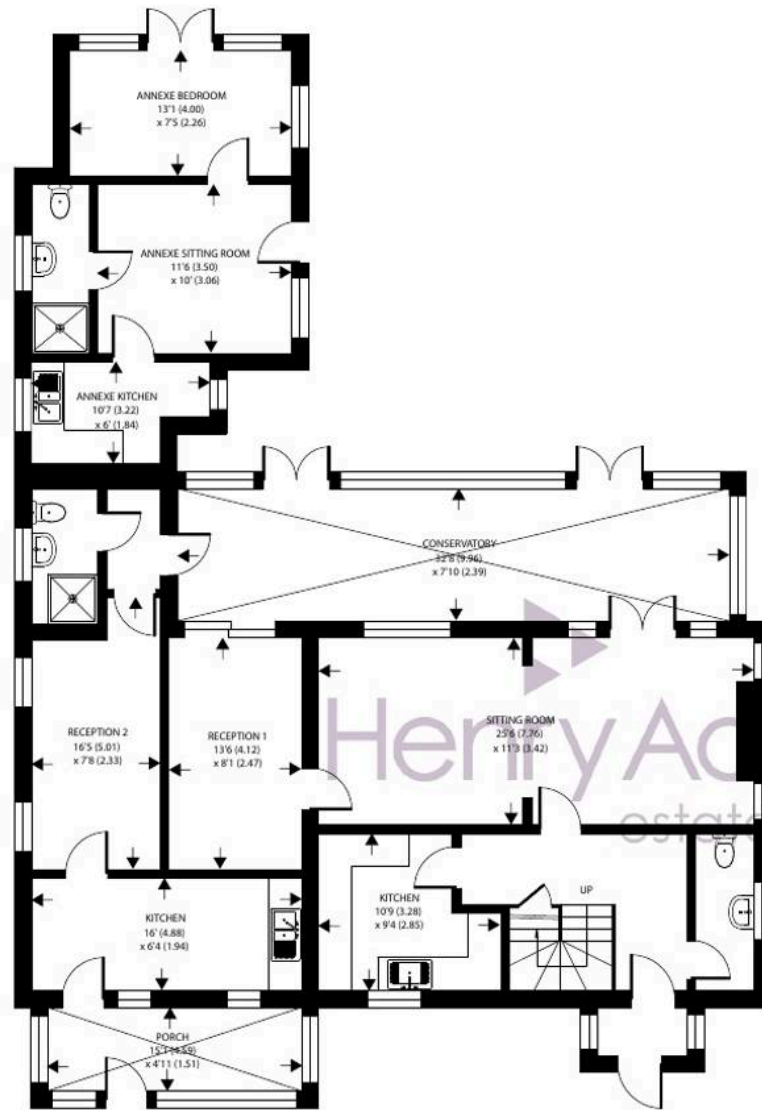
An excellent opportunity to acquire a detached property offering flexible accommodation and significant potential, ideally situated in a convenient location close to the beach. The property is dated throughout and would benefit from complete modernisation, making it an ideal project for a buyer looking to put their own stamp on a home. It is also offered for sale with the advantage of no onward chain.

The main part of the house provides three bedrooms, a sitting room leading through to reception room one, kitchen, lean-to conservatory, family bathroom and a ground floor cloakroom.

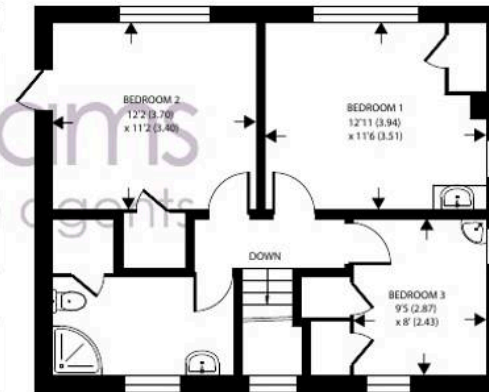
Over the years, the property has been extended to create further living space. These areas currently comprise an additional reception room two, kitchen and shower room, along with a separate one bedroom annexe with its own kitchen, sitting room and shower room.







GROUND FLOOR



FIRST FLOOR



## Elmer Road, Bognor Regis

Approximate Area = 1906 sq ft / 177 sq m

Annexe = 319 sq ft / 29.6 sq m

Outbuildings = 259 sq ft / 24 sq m

Total = 2225 sq ft / 206.7 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). © natchecom 2026. Produced for Henry Adams. REF: 1432326

Externally, the property benefits from ample driveway parking and a rear garden enjoying a southerly aspect with solar panels to the roof.

Overall, a versatile property offering considerable scope and potential in an attractive coastal location.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

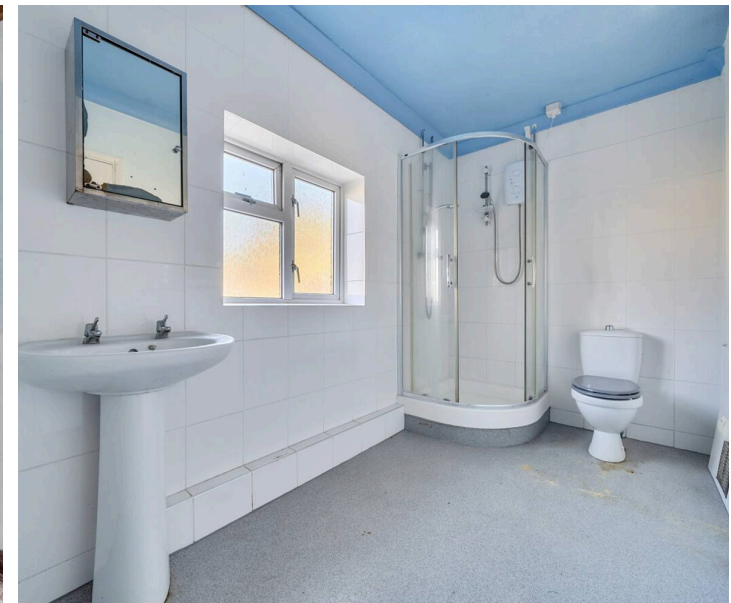
This property is located a short distance east of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely 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 main line rail link to London Victoria.

What3Words ///mini.happening.bulldozer

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Middleton on Sea

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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.