



6 Stable Field, Elmer Sands

Guide Price £475,000



6 Stable Field

Elmer Sands, Bognor Regis

- Detached Bungalow
- 950 sqft Accommodation (Excluding Garaging)
- Corner Plot
- Generous Sitting Room
- Kitchen/Dining Room
- Three Good-sized Bedrooms
- Family Bathroom
- Cloakroom
- Two Garages
- Ample Off Road Parking

This well-presented three-bedroom detached bungalow occupies a generous corner plot in the desirable private beach estate of Elmer Sands, set within a small cul-de-sac. The property offers a high degree of privacy and is situated just a short distance from the beach.

The accommodation is bright and spacious throughout, featuring a dual-aspect sitting room of excellent size, allowing for plenty of natural light and creating a comfortable living space. The well-appointed kitchen/dining room offers ample storage and worktop space, with sliding doors opening directly onto the garden.

There are three well-proportioned bedrooms. Each bedroom benefits from fitted wardrobes and bedroom two also offers excellent potential to create an en suite, as there is a cloakroom adjacent which could be incorporated into the bedroom and adapted accordingly. Bedroom three provides flexible accommodation, ideal for guests or a home office. A main bathroom completes the internal layout.







GROUND FLOOR

6 Stable Field, PO22 6LD

Approximate Area = 950 sq ft / 88.3 sq m

Garages = 362 sq ft / 33.6 sq m

Total = 1312 sq ft / 121.9 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 2026. Produced for Henry Adams. REF: 1451320

Outside, the gardens wrap around the property, making the most of its corner plot position and allowing you to enjoy sunshine throughout the day as it moves from sunrise to sunset. The property further benefits from two garages, one of which measures over 21 ft in length, with the added advantage of a private door from the other garage leading directly into the garden. There is ample off-road parking, as well as a separate driveway and double gates providing additional hardstanding and access into the garden.

A nearby footpath provides a convenient shortcut to a bus stop and a popular local public house and restaurant, adding to the property's accessibility and lifestyle appeal.

This attractive home offers a wonderful combination of space, privacy, and coastal living, and an early viewing is highly recommended.

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. Elmer itself has two public houses and a local general store within a short walk.

Estate Charge: We understand the estate charge is currently £180 p.a.

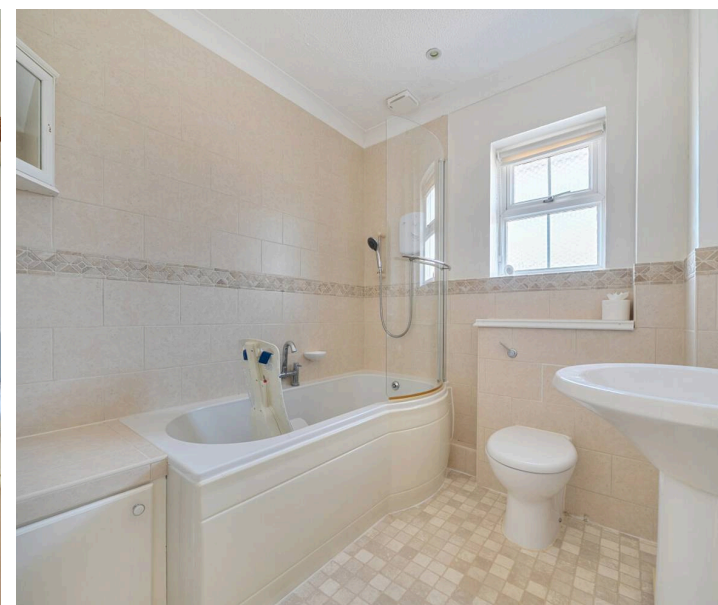
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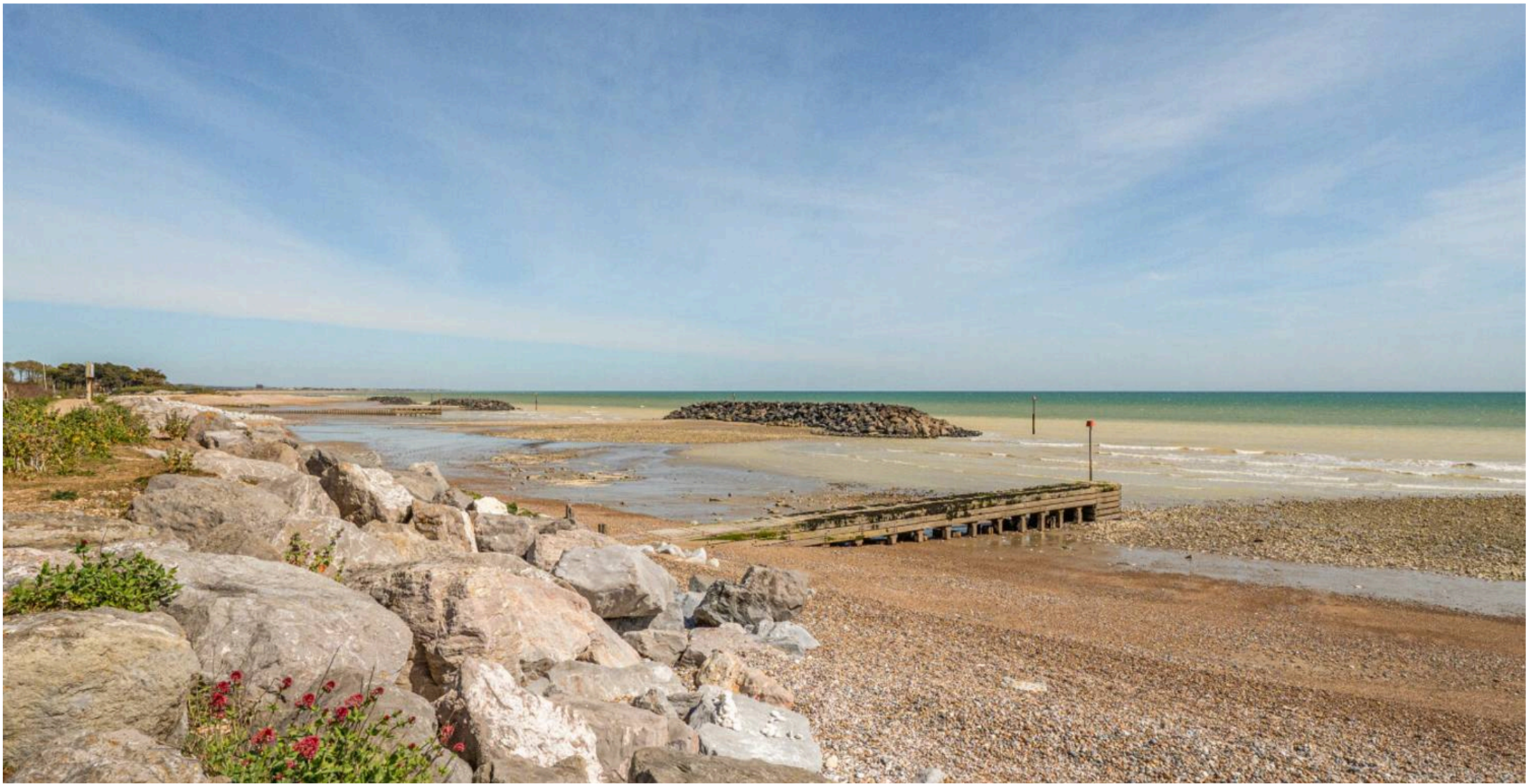
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact 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.