



7 Templesheen Road, Elmer

In Excess of £399,950

7 Templesheen Road

- Adaptable Four Bedroom Semi-detached Home
- Desirable Elmer Sands Private Estate
- Short Walk from the Beach
- No Onward Chain
- Bright Sitting Room open to a Dining Room
- Ground Floor Double Bedroom with Shower
- Three Well Proportioned Bedrooms to the First Floor
- Driveway and Garage
- Low-maintenance Rear Garden, Ideal for a Lock-up-and-leave

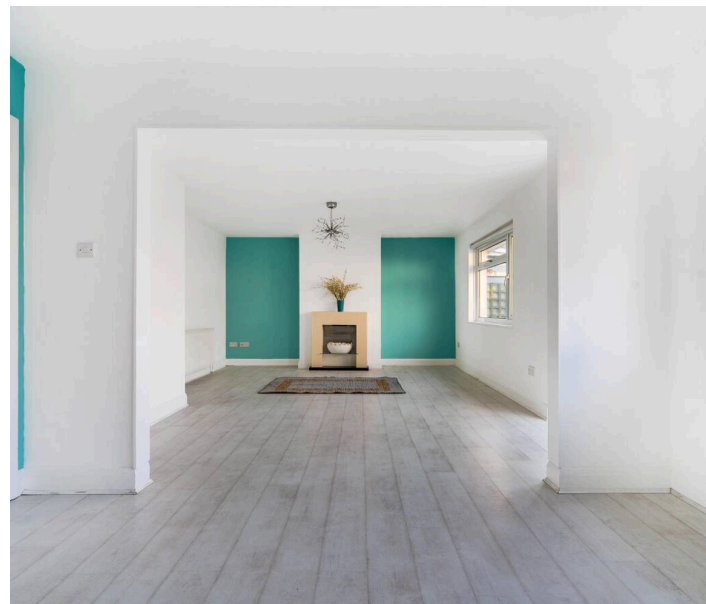
An adaptable four bedroom semi-detached home situated within the highly sought-after Elmer Sands Private Estate, just moments from the beach and offered with no onward chain.

The property is approached via a front conservatory, providing a welcoming and versatile entrance space as you step into the home. This leads through to the impressive sitting room, which is both generous in size and flooded with natural light, creating a bright and inviting living area.

Open to the sitting room is the dining room, also filled with natural light, making it an ideal space for both everyday living and entertaining.

From the sitting room, an inner hall leads to the kitchen, which is fitted with a neutral range of units and a number of integrated appliances, with additional space for a dishwasher. The kitchen also provides access to the rear garden.

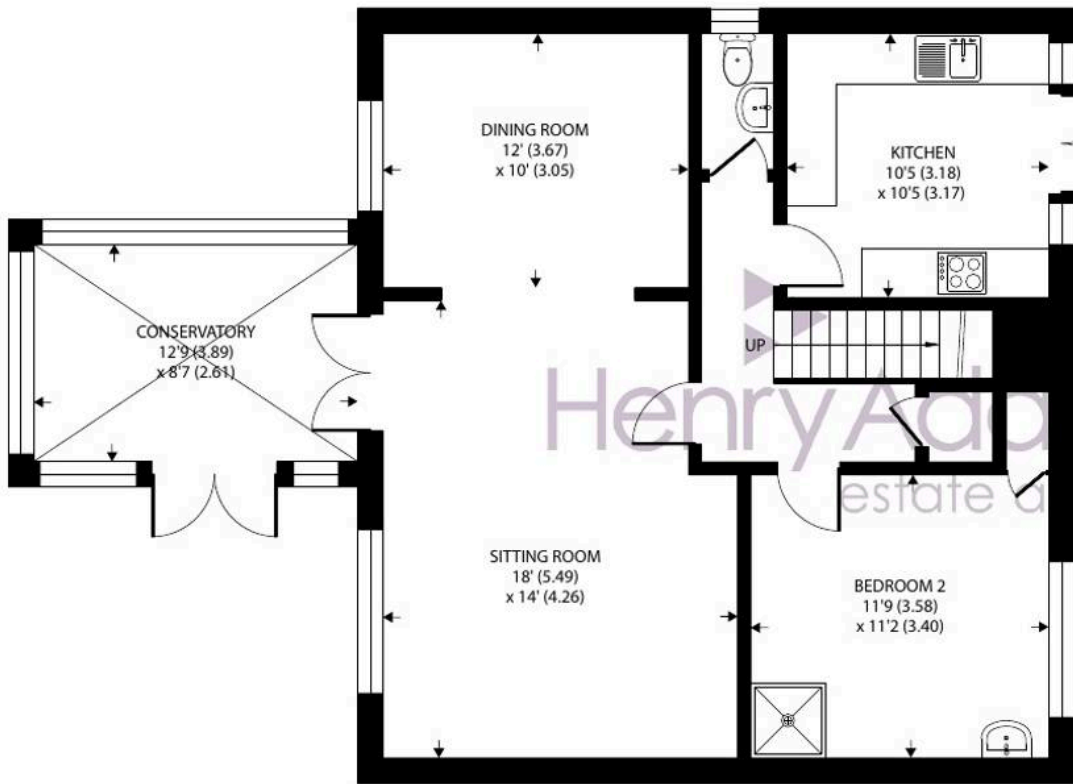
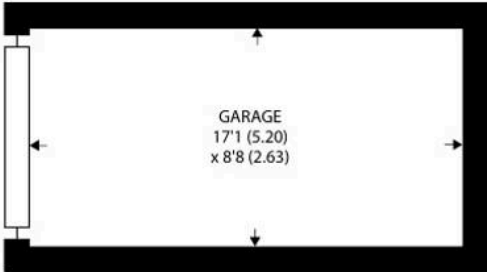
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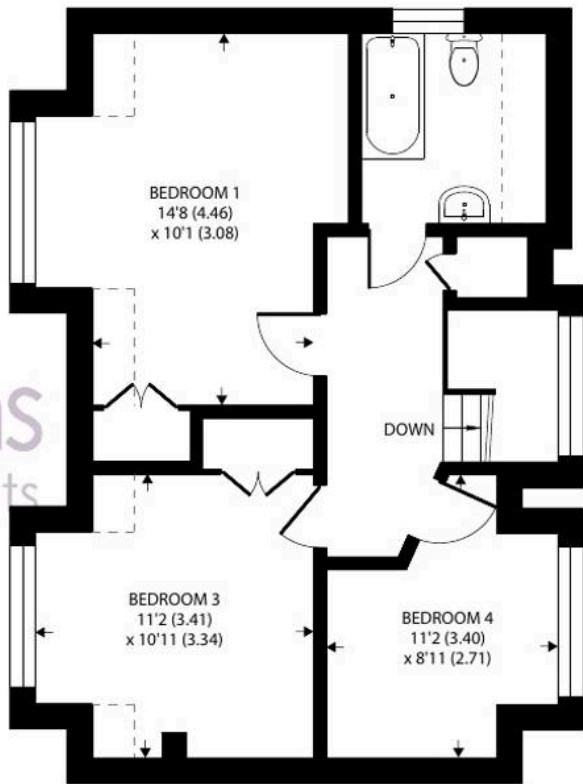




Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Templesheen Road, Elmer, Bognor Regis

Approximate Area = 1366 sq ft / 126.9 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1546 sq ft / 143.5 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: 1394391

Also on the ground floor is a well-proportioned double bedroom featuring a free-standing shower, along with a separate cloakroom, offering excellent flexibility for guests or multi-generational living.

To the first floor, there are three good-sized bedrooms, with bedrooms one and two benefiting from fitted wardrobes. A family bathroom serves all first-floor bedrooms.

Outside, to the front of the property, a driveway provides off-road parking and leads to the garage. To the rear, the garden has been designed for ease of maintenance, featuring a combination of decking and gravel for those seeking a low-maintenance "lock up and leave" coastal home.

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. There is also a local bus stop less than 100m from the property in Elmer Road.

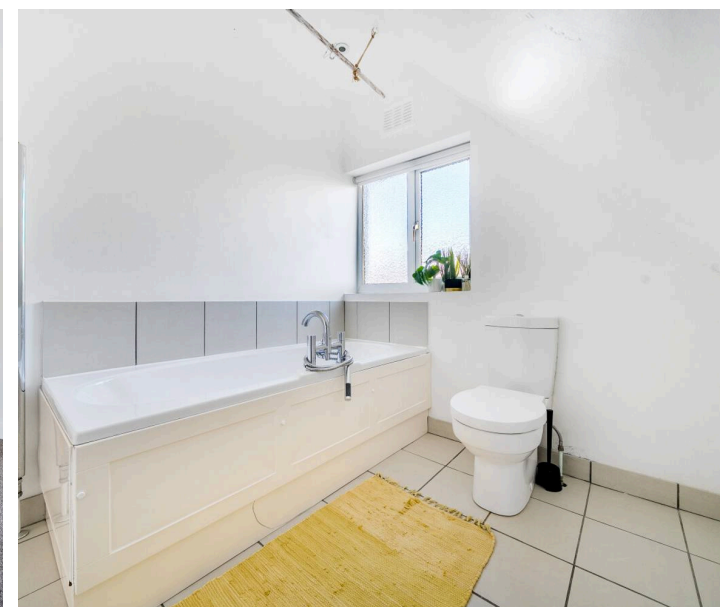
What3Words ///modes.wealth.awards

Estate Charge: We understand the estate charge is approximately £125 p.a.

Council Tax band: D

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.