



54 Elmer Road, Elmer

Guide Price **£490,000**



54 Elmer Road

- Detached House
- 1,801 Sq Ft Accommodation
- Close Proximity to Beach & Amenities
- Conservatory
- Utility Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Integral Garage
- Southerly Rear Garden
- Immaculately Presented

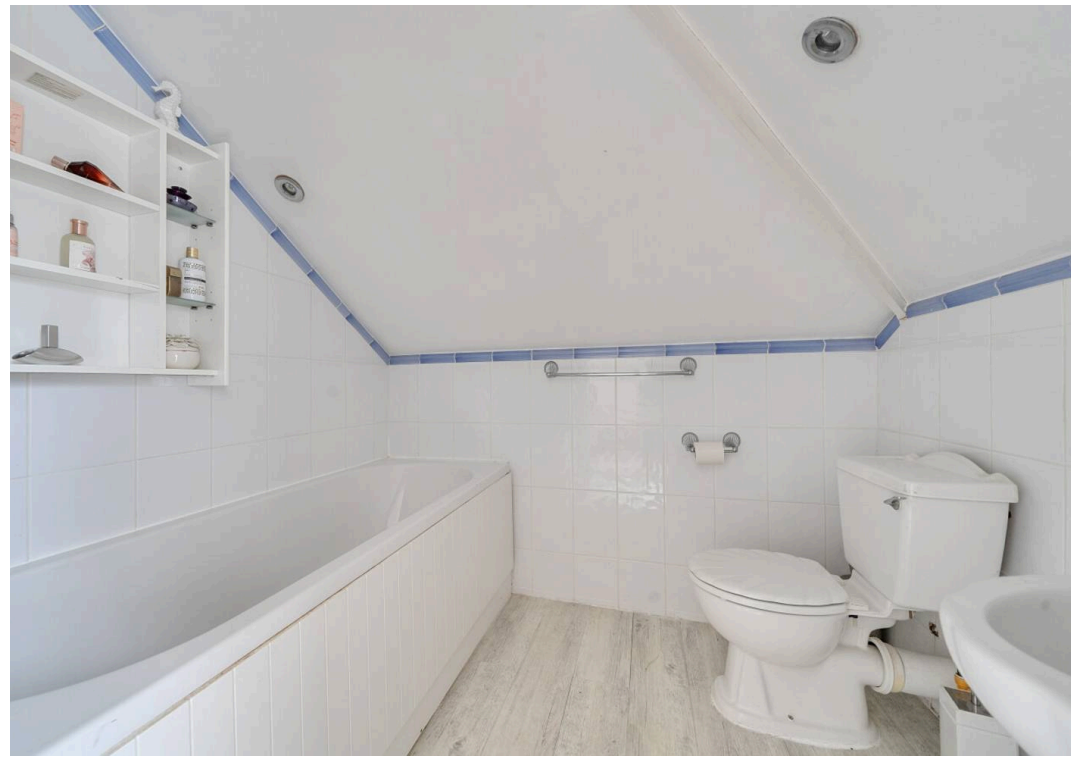
Ideally situated within close proximity to the beach and a range of local amenities, this beautifully presented home perfectly combines the tranquillity of coastal living with the convenience of every-day facilities close at hand. Brimming with charm and character, the property offers deceptively spacious and versatile accommodation arranged over two floors, creating a wonderful blend of cottage style appeal and modern practicality.

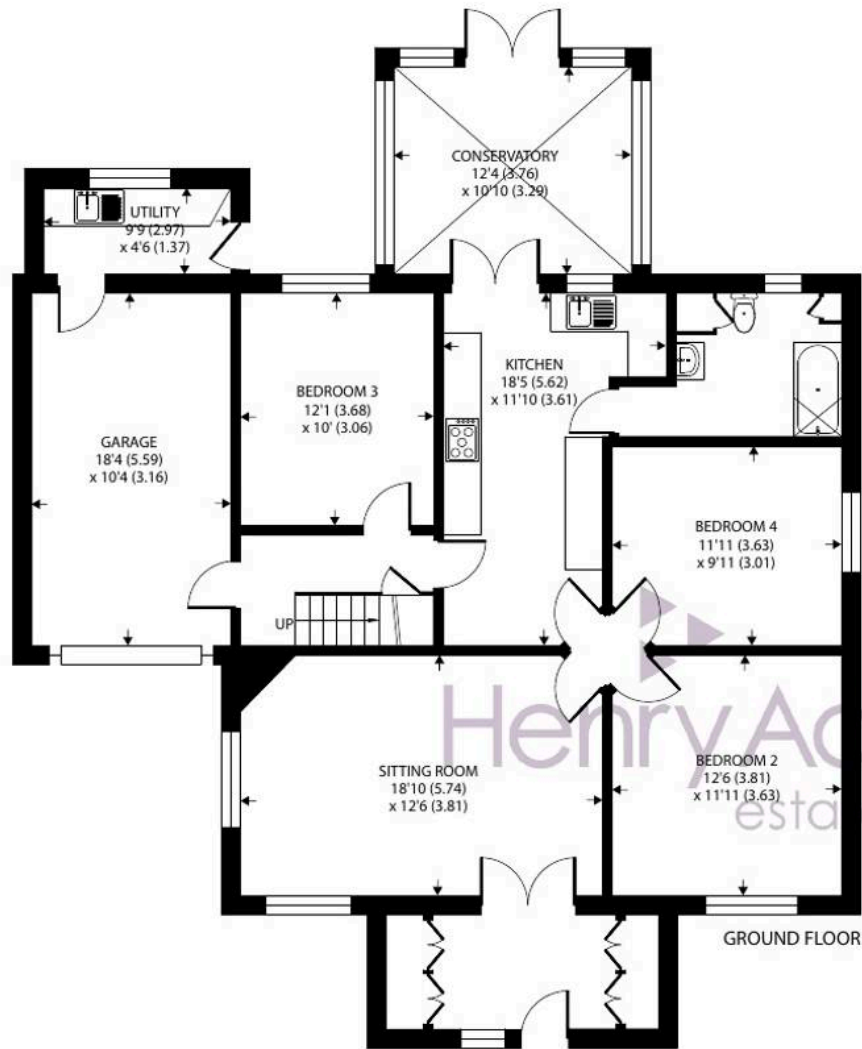
Upon entering the property, you are welcomed by a lovely entrance hall featuring built-in cupboards and useful storage running along both sides. Double doors open into the inviting sitting room, where attractive wooden flooring and a wood-burning stove create a warm and cosy atmosphere.

Continuing through the property, the kitchen is fitted with a range of units and incorporates an integrated oven and hob, together with space for a variety of additional appliances. The kitchen flows seamlessly into the conservatory, which enjoys pleasant views over the rear garden and provides an ideal space for dining or relaxing.

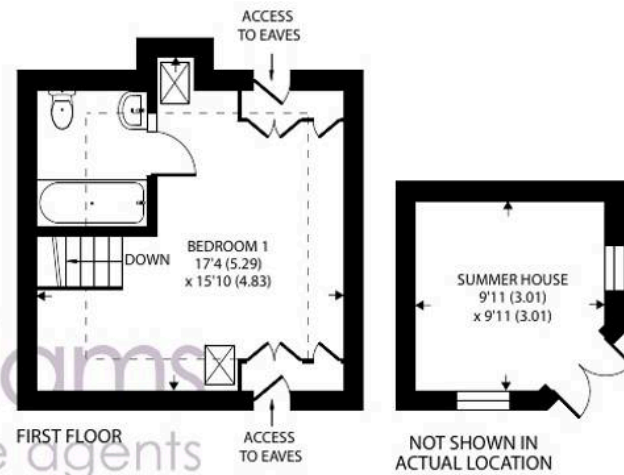








Denotes restricted head height



Elmer Road, Bognor Regis

Approximate Area = 1377 sq ft / 127.9 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Garage = 190 sq ft / 17.6 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 1801 sq ft / 167.2 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: 1468568

The ground floor also offers three well-proportioned bedrooms and a family bathroom. In addition, there is integral access to the garage and utility room beyond, with a further door leading directly to the garden. Occupying the first floor is the impressive principal bedroom suite, complete with its own en-suite bathroom, creating a private retreat away from the main living accommodation.

Externally, a driveway provides off-road parking and leads to the integral garage. The delightful rear garden enjoys a southerly aspect and is predominantly laid to lawn, complemented by a raised decked area for seating and a charming summer house, making it the perfect space for outdoor entertaining and relaxation.

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 main line rail link to London Victoria.

What3Words ///kilt.shippers.apply

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.