



Flat 5, Coldicott Mews, 135 Elmer Road

Guide Price £210,000

Flat 5 Coldicott Mews

- Ground Floor Apartment
- No Onward Chain
- Within Walking Distance of the Beach
- Two Bedrooms
- En Suite Shower Room
- Main Bathroom
- Allocated Parking Space

This two-bedroom, well presented ground floor apartment is situated in a small development on the periphery of Elmer Sands Beach Estate. Not only is it conveniently located within walking distance of the beach, but there are also a couple of local public houses and a convenience store nearby. The property is being offered with no onward chain, making it suitable for first-time buyers, downsizers, or those seeking a weekend retreat.

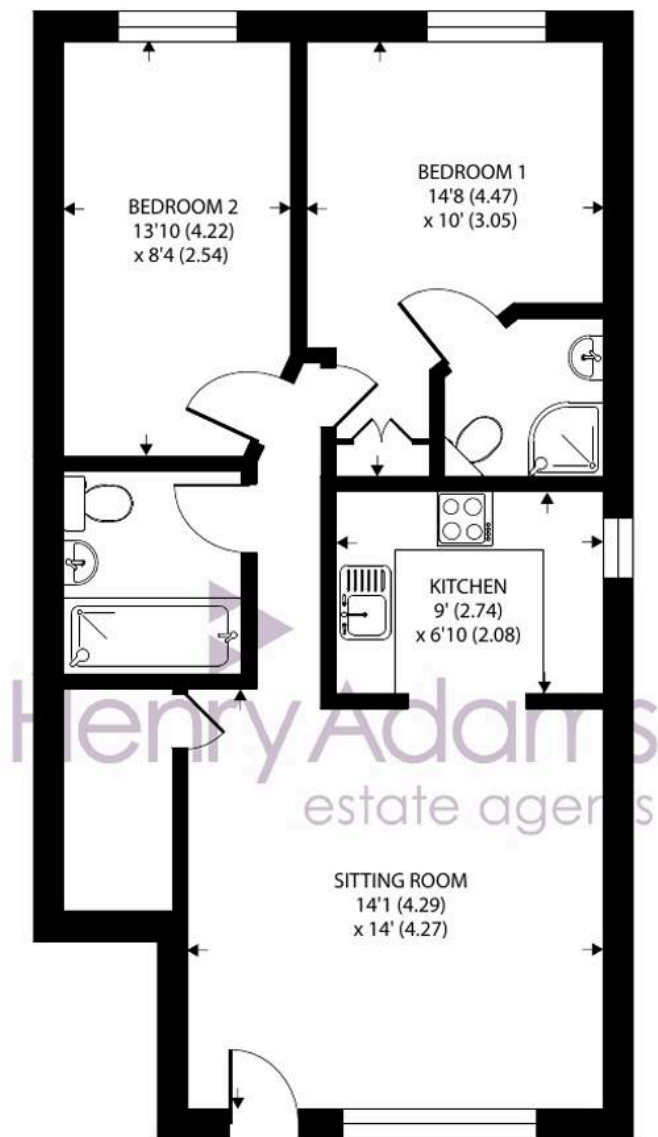
Upon entering the property, you will immediately notice the open-plan kitchen/sitting and dining area, which is bright and airy with a spacious cupboard off the sitting room. The kitchen is equipped with a range of modern units, a fitted oven and hob and space for a dishwasher, fridge and freezer.

Moving down the hall, the main bedroom features fitted wardrobes and an en-suite shower room. Bedroom two is a well-proportioned room and could also serve as an office if needed. Finally, the bathroom completes the accommodation.

Outside, there is an allocated parking space conveniently located directly opposite the apartment.







GROUND FLOOR

Flat 5, Coldicott Mews, 135 Elmer Road, Bognor Regis

Approximate Area = 626 sq ft / 58.1 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). © nichecom 2025.
Produced for Henry Adams. REF: 1320074

Located close to the Middleton-on-Sea and Elmer boundary. There are some local facilities in close proximity including a convenience store, two pubs and a bus route. The charming village of Middleton-on-Sea offers a wider range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

What3Words [///seriously.trickling.salmon](https://www.what3words.com/seriously.trickling.salmon)

Tenure: We understand there is 125 year lease from 1st January 2009.

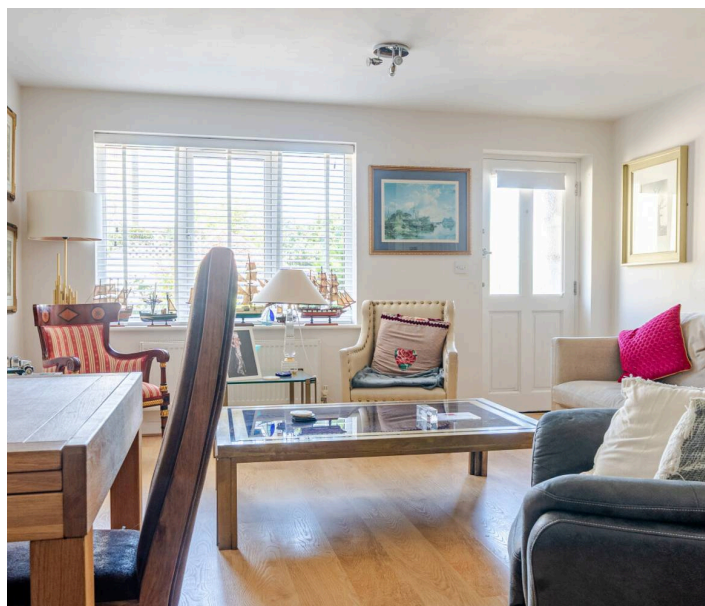
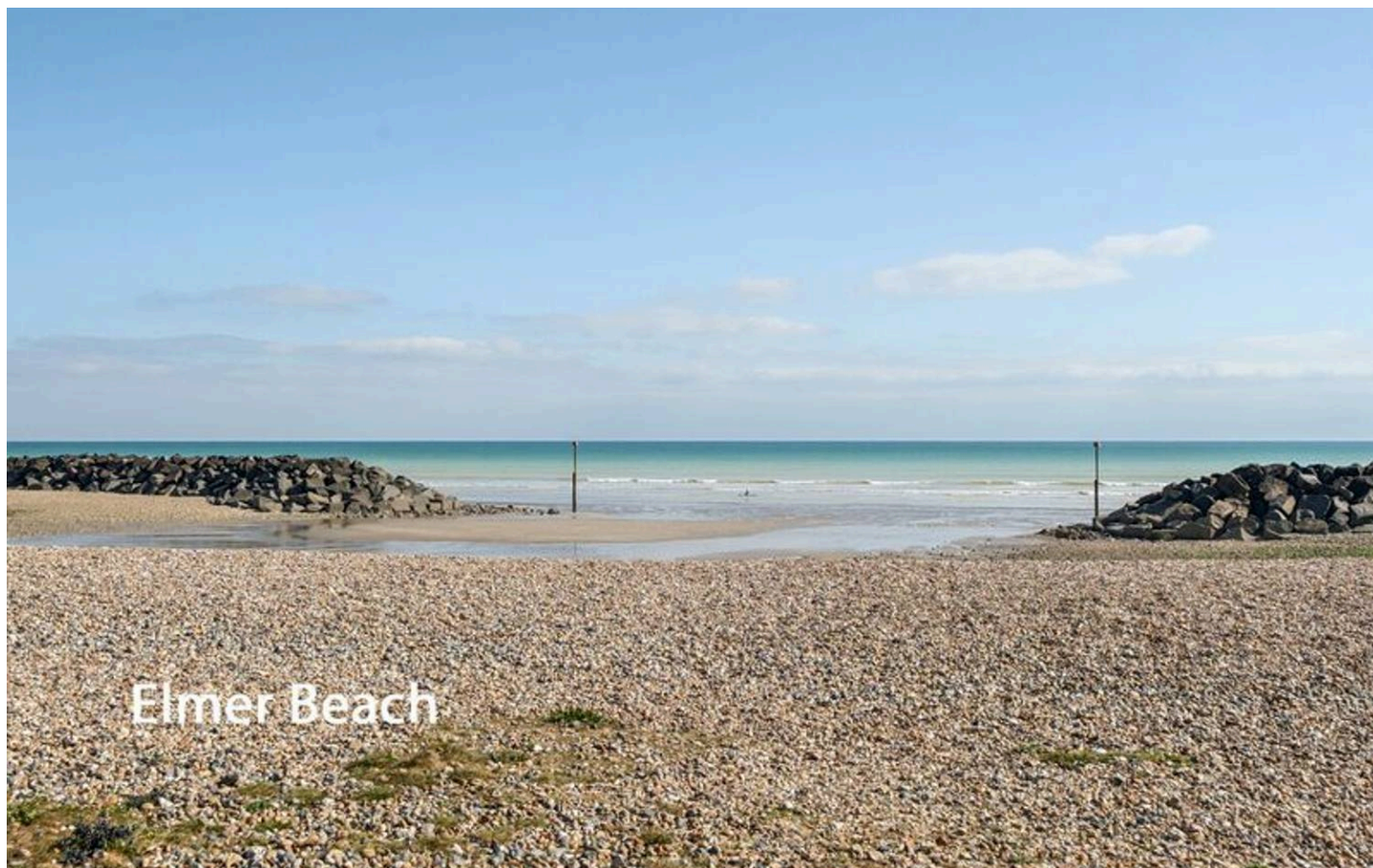
Maintenance Charge: TBC

Ground Rent: TBC

Council Tax Band: C

Tenure: Leasehold

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.