



Price

£675,000

Freehold

3x  2x  2x 

**Elm Drive, Elmer,
Bognor Regis, West
Sussex PO22**

OVER 60?

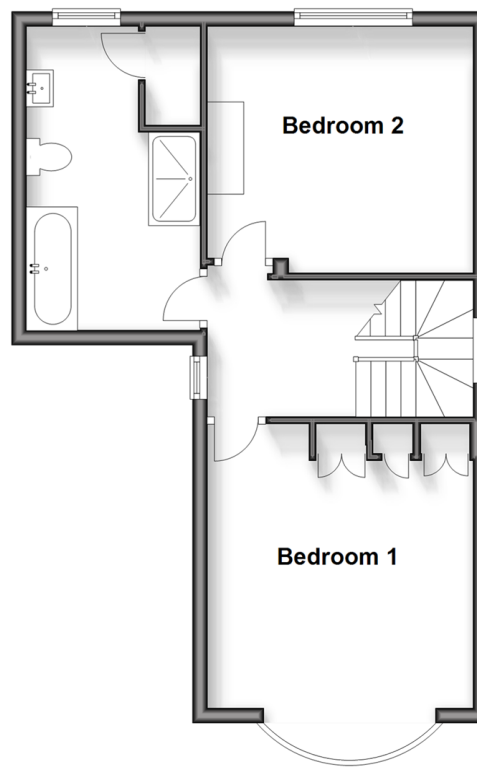
Secure this property
for up to **59% less!**

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Ground Floor
Approx. 95.0 sq. metres (1022.5 sq. feet)



First Floor
Approx. 44.2 sq. metres (476.2 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Dining Room: 16'1 into bay x 11'10 into recess (4.91m x 3.61m)

Bedroom 3: 16'6 x 8'8 (5.03m x 2.64m)

En-Suite Shower Room

Kitchen: 14'0 x 11'11 (4.27m x 3.63m)

Lounge: 11'11 x 10'5 into recess (3.63m x 3.18m)

Family Area: 23'10 x 10'0 (7.27m x 3.05m)

Utility

FIRST FLOOR

Landing

Bedroom 1: 16'1 into bay x 11'11 (4.91m x 3.63m)

Bedroom 2: 11'11 x 10'8 into recess (3.63m x 3.25m)

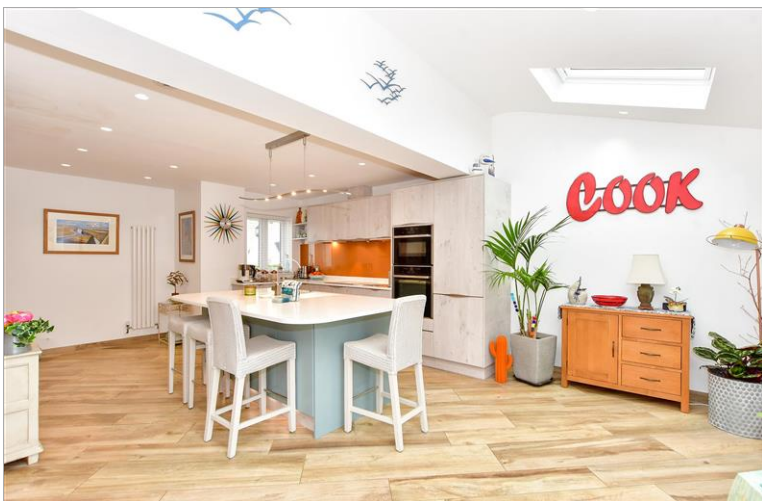
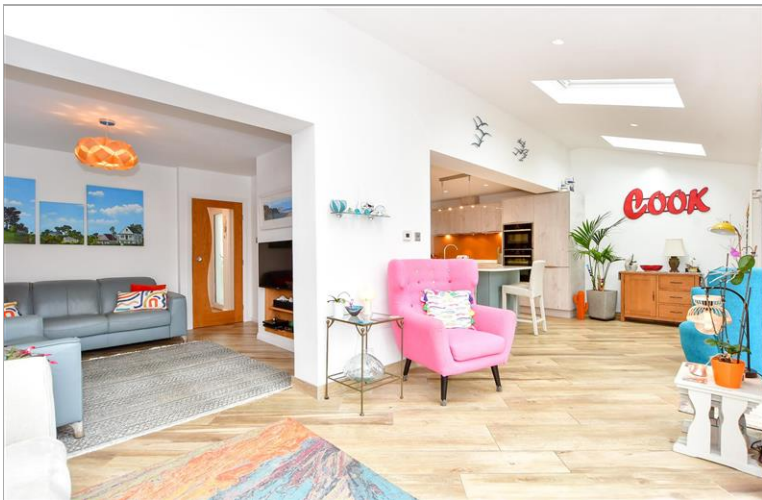
Bathroom

OUTSIDE

Front Garden

Off Street Parking

Rear Garden



Main features

- Prestigious Elmer Sands Sea Estate
- Delightful sunny aspect rear garden
- Modern re-fitted kitchen
- Bedroom 3 is accessed directly from the dining room
- Good size extension creating a perfect entertaining space
- A short walk to the beautiful Elmer sea front



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 1.5 miles, St Mary's CofE Primary 1.5 miles, Yapton CofE Primary 2.0 miles. Secondary Schools: Felpham Community College 2.4 miles.



Transport Information

Train Stations: Littlehampton 2.6 miles, Ford 2.6 miles, Barnham 3.1 miles



Address

Elm Drive, Elmer, Bognor Regis, West Sussex PO22



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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