



70 Elmer Road, Elmer

Guide Price £375,000

 **Henry Adams**
estate agents

70 Elmer Road

- Detached Older-Style House
- No Onward Chain
- 3 Double Bedrooms
- Sitting Room & Dining Room
- Loft Room For Storage
- Southerly Rear Garden
- Garage & Driveway
- Close To The Beach

This charming detached house presents a wonderful opportunity to acquire a characterful home. Ideally positioned close to the beach and local amenities, this property is ideal for those who wish to enjoy coastal living while remaining well-connected to shops, schools, and transport links. Offered with no onward chain, this older-style property combines generous proportions with a versatile layout, making it perfect for families or those seeking flexible living accommodation.

The accommodation is arranged over 3 floors and briefly comprises: entrance hall with cloakroom/WC, two well proportioned reception rooms with a dining room to the front, and the sitting room at the rear overlooking the southerly rear garden. The kitchen is also at the rear of the property and is complimented by an adjacent lean-to which serves as a utility space. Stairs from the entrance hall rise to the first floor landing where the family bathroom and two double bedrooms will be found. A further staircase leads to the 2nd floor where a further double bedroom as well as a walk-in loft area for storage will be found. This space offers some potential for conversion into a 2nd bathroom or study if desired (subject to any necessary consents).





Denotes restricted
head height



Elmer Road, Bognor Regis

Approximate Area = 1283 sq ft / 119.1 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1557 sq ft / 144.5 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). © nichecom 2026.
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Outside, there is an attached garage to the side of the property along with a parking space in front. The rear garden affords a good level of privacy and enjoys a southerly aspect.

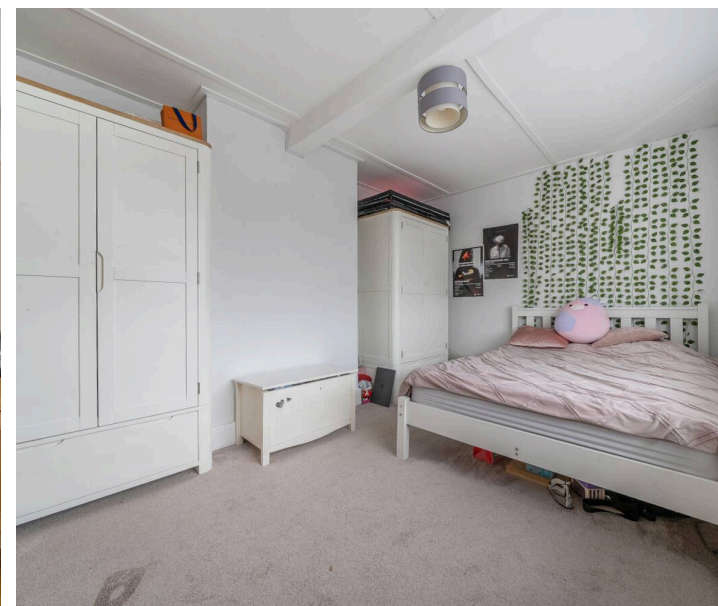
Elmer Road is located a short distance east of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely 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.

What 3 Words /// champions.clearcut.spokes

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.