

ROSE AVENUE

Elmer

West Sussex, PO22 7TF



£350,000 Freehold

Terraced, timber framed, 3 bedroom chalet bungalow with immaculate presentation throughout.

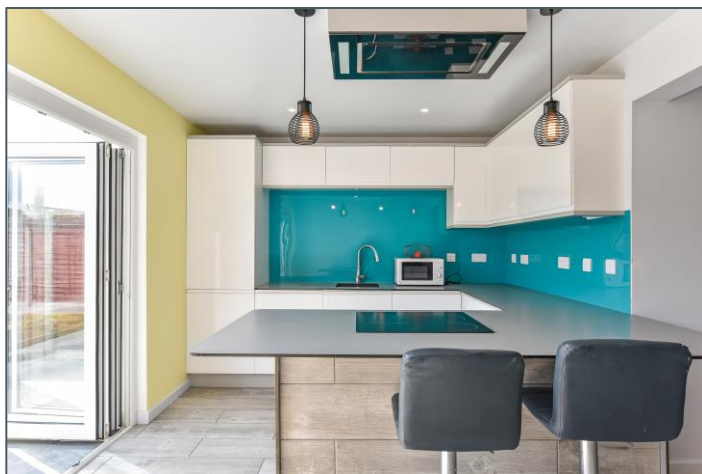
FEATURES:

- Fully renovated: roof, electrics and plumbing
- Open plan living space
- Contemporary kitchen with underfloor heating
- 3 bedrooms, bathroom & shower room
- Bi-fold doors opening onto low-maintenance garden
- 2-minute walk to Elmer Sands Beach

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SITUATION

Elmer is a quiet, coastal village of Middleton-on-Sea which benefits from an array of local shops and amenities, with easy access via car or public transport to Bognor Regis and Chichester. The beautiful South Downs with its National Park status offers a host of leisure and outdoor pursuits and activities.



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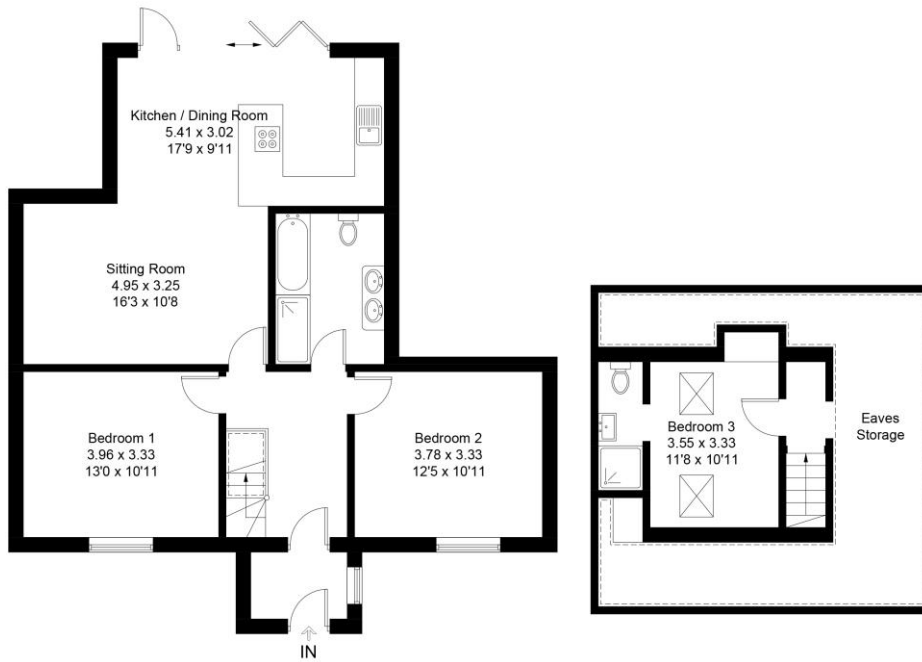
DESCRIPTION

Situated on a private road, this terraced bungalow is very well presented, after having gone through a full renovation. Enviably located too, it is just a short walk from Elmer Sands Beach and the other amenities that Elmer has to offer including, shops, pubs and doctor surgery. The house benefits from a new roof, electrics and plumbing and has been fully refurbished throughout. There is a beautiful indoor-outdoor connection with bi-folding doors opening onto an east-facing, low-maintenance garden. The contemporary, bright kitchen boasts underfloor heating and the wonderful open-plan living space strikes the perfect balance for not only being a great space to entertain but also having a relaxed night-in. The rest of the accommodation comprises two double bedrooms on the ground floor and a large bathroom with separate shower and W.C. and a first floor bedroom with ensuite shower room and W.C.



FLOOR PLAN:

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft
(Excluding Eaves Storage)

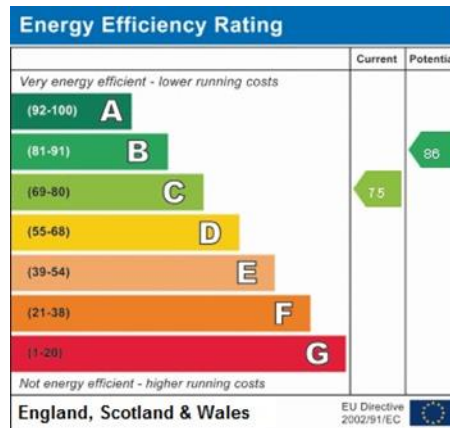


Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID881130)



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Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk