



## 4 bed detached house to buy in

Elmer Road, Bognor Regis, West Sussex,  
PO22 6LJ

**£280,000** Starting Bid

 x4  x3  x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Detached House
- ✓ Excellent Potential
- ✓ Extended
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

An excellent opportunity to acquire a detached property offering flexible accommodation and significant potential, ideally situated in a convenient location close to the beach. The property is dated throughout and would benefit from complete modernisation, making it an ideal project for a buyer looking to put their own stamp on a home. It is also offered for sale with the advantage of no onward chain.

The main part of the house provides three bedrooms, a sitting room leading through to reception room one, kitchen, lean-to conservatory, family bathroom and a ground floor cloakroom.

Over the years, the property has been extended to create further living space. These areas currently comprise an additional reception room two, kitchen and shower room, along with a separate one bedroom annexe with its own kitchen, sitting room and shower room.

Externally, the property benefits from ample driveway parking and a rear garden enjoying a southerly aspect with solar panels to the roof.

Overall, a versatile property offering considerable scope and potential in an attractive coastal location.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £280,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Solar

Electric: National Grid

Water: Direct mains water

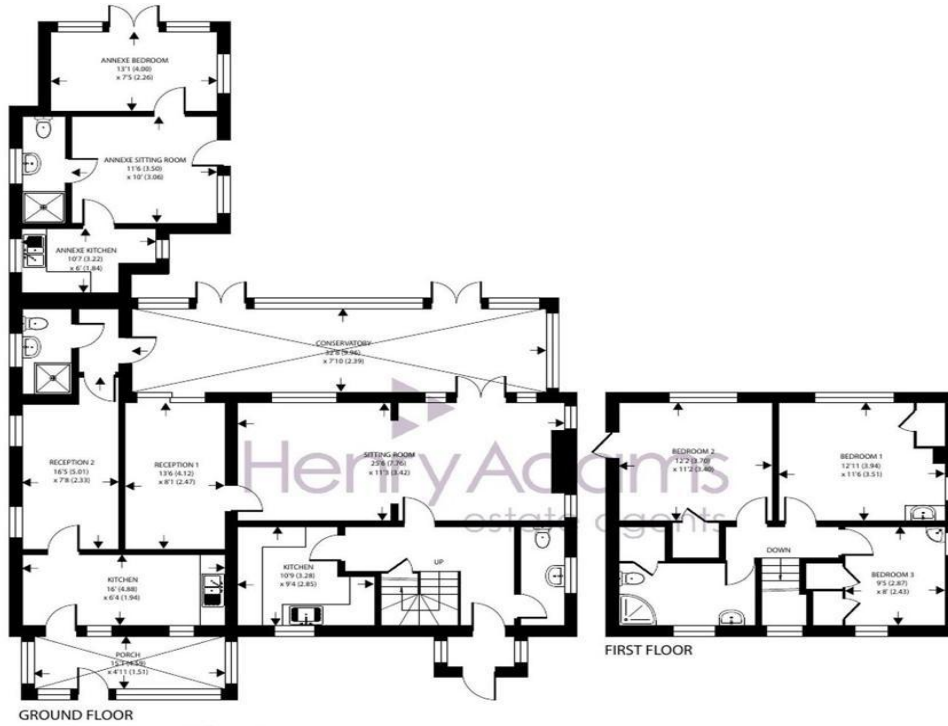
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



### Elmer Road, Bognor Regis

Approximate Area = 1906 sq ft / 177 sq m  
 Annexe = 319 sq ft / 29.6 sq m  
 Outbuildings = 259 sq ft / 24 sq m  
 Total = 2225 sq ft / 206.7 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. Produced for Henry Adams. REF: 1432326

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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