



Bell & Blake
SALES & LETTINGS

13a Templesheen Road, Elmer, Bognor Regis, West Sussex PO22 6JB

Asking Price £489,000

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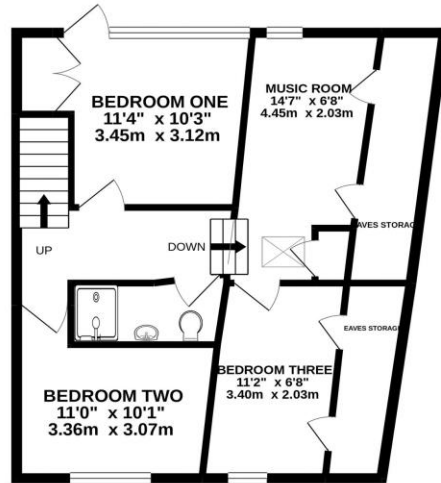
- ▶ Art Deco Style Sea View Property (less than 200 metres from the Beach!)
- ▶ Many Art Deco style features throughout
- ▶ Private Road Location
- ▶ Flexible accomodation
- ▶ 3 bedrooms
- ▶ 2 bathrooms (one upstairs one down)
- ▶ 3 reception rooms (Living Room, Dining Room & 1st floor music room)
- ▶ Conservatory

Art Deco style house with SEA VIEWS, less than 200 metres from the Beach! This property is full of Art Deco style features, flexible accommodation & modern comforts. There are 3 bedrooms a shower room and a music room to the first floor. To the ground floor there is a kitchen diner, lounge with wood burner, downstairs shower room, a further reception room, conservatory and study. Outside to the front of the property there is a block paved driveway providing ample off road parking, to the rear there is a secluded Southerly aspect landscaped rear garden with 4 sheds for storage (the largest of which has power and light). An internal viewing is essential to appreciate all that the property has to offer.

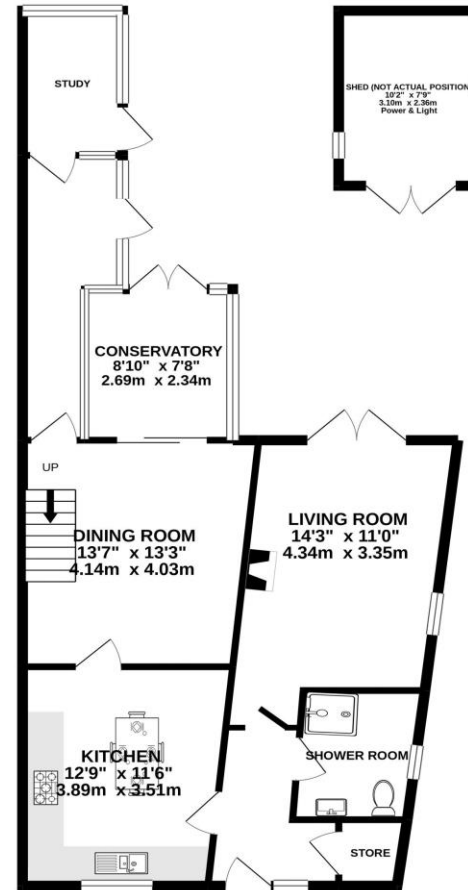
Council Tax Band: C



FIRST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.com		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk