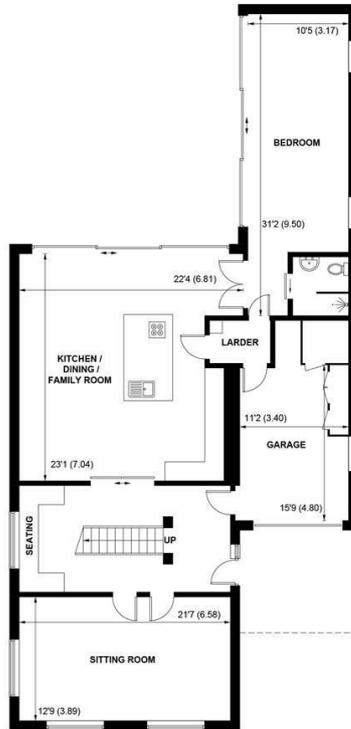


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font in a light color against a dark blue square background.

Sims Williams



102 ANCTON WAY, ELMER, WEST SUSSEX, PO22 6JR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2734 SQ FT / 254.0 SQ M  
(INCLUDING GARAGE / MEZZANINE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £3,000 PCM

102, ANCTON WAY,  
ELMER,  
WEST SUSSEX, PO22 6JR

- Superb Detached House
- Contemporary Design
- Private Estate On The Beach
- Reception Hall
- Four Bedrooms & Three Bathrooms
- Three Reception Rooms
- Wonderful Kitchen/Breakfast Room
- Garage, Parking & Garden
- Deposit: Five Weeks Rent

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = G

With its New England style exterior, this super, modern house offers a fantastic opportunity for the discerning tenant to enjoy high quality accommodation in a lovely, seaside location.

From the moment you enter the ground floor reception hall, the house exudes quality. There is an impressive staircase to the first floor landing and a seating area at the back of the reception hall.

There is a front reception room, along with a fantastic kitchen/breakfast room.

This has extensive storage units, including integrated appliances and a 'walk in' pantry, which affords access to the garage.

There is an additional reception room to the rear, which overlooks the garden. This is a wonderful room and could double up as an internal annexe/suite, as it has the benefit of a ensuite shower room.

The integral garage also includes a utility area.

On the first floor, there are four bedrooms, all of which are double rooms. Some of them have mezzanine floors for occasional sleepovers!

There is an en-suite shower room to bedroom one and the main bathroom is a 'Jack & Jill' style, accessed either from the landing or from one of the bedrooms. It has a stylish suite which includes a bath and separate shower.

Outside, in front of the garage is a driveway with space for 2 cars comfortably.

The garden is easy to maintain at both the front and rear. The rear garden consists of a decking area with lawn beyond, all of which offers a good degree of privacy.

The house is located in the highly desirable Elmer Sands Private Estate, which has restricted access for the general public at certain times of the year.

Elmer is a lovely village, situated just east of Bognor Regis and Middleton on Sea. It has a popular beach, local shops and a public house, as well as a church. There is a lovely walk just along the beach.

Bognor has a range of shops and restaurants/cafes and for more extensive shopping facilities, Chichester to the west is within 11 miles or so. It also has various cultural amenities such as the Festival Theatre and Pallant House Gallery.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

