

CENTRAL DRIVE
Elmer Beach Estate
West Sussex



£765,000 Freehold

Detached home on a sought-after private estate with sea glimpses from the balcony, south facing bedrooms and a 1-minute walk to the beach

FEATURES:

- Spacious, light and bright property, close to the beach and village
- Five bedrooms, one with en-suite shower room; one with en-suite W.C.
- Two further bathrooms; one ground floor and one first floor
- Three reception rooms and modern fitted kitchen
- Enclosed rear gardens with terraced areas, decking and summer house
- 2 Driveways and two garages

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SITUATION

The property is situated on the popular private Elmer Beach Estate being just a one minute walk to the sea. Nearby the villages of Elmer, Middleton-on-Sea and Felpham offer wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Elmer to Felpham and neighbouring Bognor Regis. Arundel and Chichester are located within a 10 mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its new National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

18 Central Drive is a fabulous family home with spacious light and versatile accommodation. The ground floor comprises of entrance hall, with a door to the triple aspect sitting room with fireplace and a set of doors out to the garden. The dining room has glass double doors to the modern fitted kitchen and there is a study or ground floor bedroom 6 and a family bathroom. The staircase from the inner hall takes you to the first floor where the master bedroom has an ensuite shower room and double doors onto the south facing balcony with sea glimpses. Bedroom 2 also has doors and balcony access. Bedroom 4 has an en-suite W.C. and there are 2 further bedrooms and family bathroom. The rear garden is a particular feature of the property being predominantly laid to lawn with terraced and decked areas and a summer house. At the front of the property there are two driveways, one in front of each garage providing off-road parking for several vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOOR PLAN:

Approximate Gross Internal Area = 172.1 sq m / 1852 sq ft
Garage / Summer House = 33.3 sq m / 358 sq ft
Total = 205.4 sq m / 2210 sq ft



Created by **BAY TREE ESTATES** - Telephone 01243 850451.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1081862)



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