





## Elmer Beach House, 10 West Drive

A well presented detached home within yards of the beach.



- ▶ Detached Chalet-Style House
- ▶ Private Estate Location
- ▶ Approximately 130m to the Beach
- ▶ 1,495 sqft of Accommodation
- ▶ Two/Three Reception Rooms
- ▶ Three/Four Bedrooms
- ▶ Two Bath/Shower Rooms
- ▶ Electric Car Charge Point
- ▶ Driveway and Garage
- ▶ Private Westerly Garden

Elmer Beach House is a well presented detached house offering adaptable accommodation and improved by the present owners. Enjoying a quiet private estate location within yards of the beach, the property would make an ideal coastal move or holiday home!

The property is approached via the open plan front garden and paved driveway. Once inside the property, the accommodation measures 1,495 sqft and briefly comprises: full width conservatory which also acts as the entrance to the property and leads into the spacious sitting/dining room with its feature fireplace and wood burning stove. From here the inner hallway leads to the fourth bedroom which has a door to the rear garden and could be utilised as a study or playroom depending upon need. A modern shower room is adjacent and complements this room if used as a bedroom. The kitchen has been refitted with stylish units providing ample storage and worktop space. Towards the rear of the property, the kitchen opens onto a conservatory style breakfast area from where views of the garden can be enjoyed.

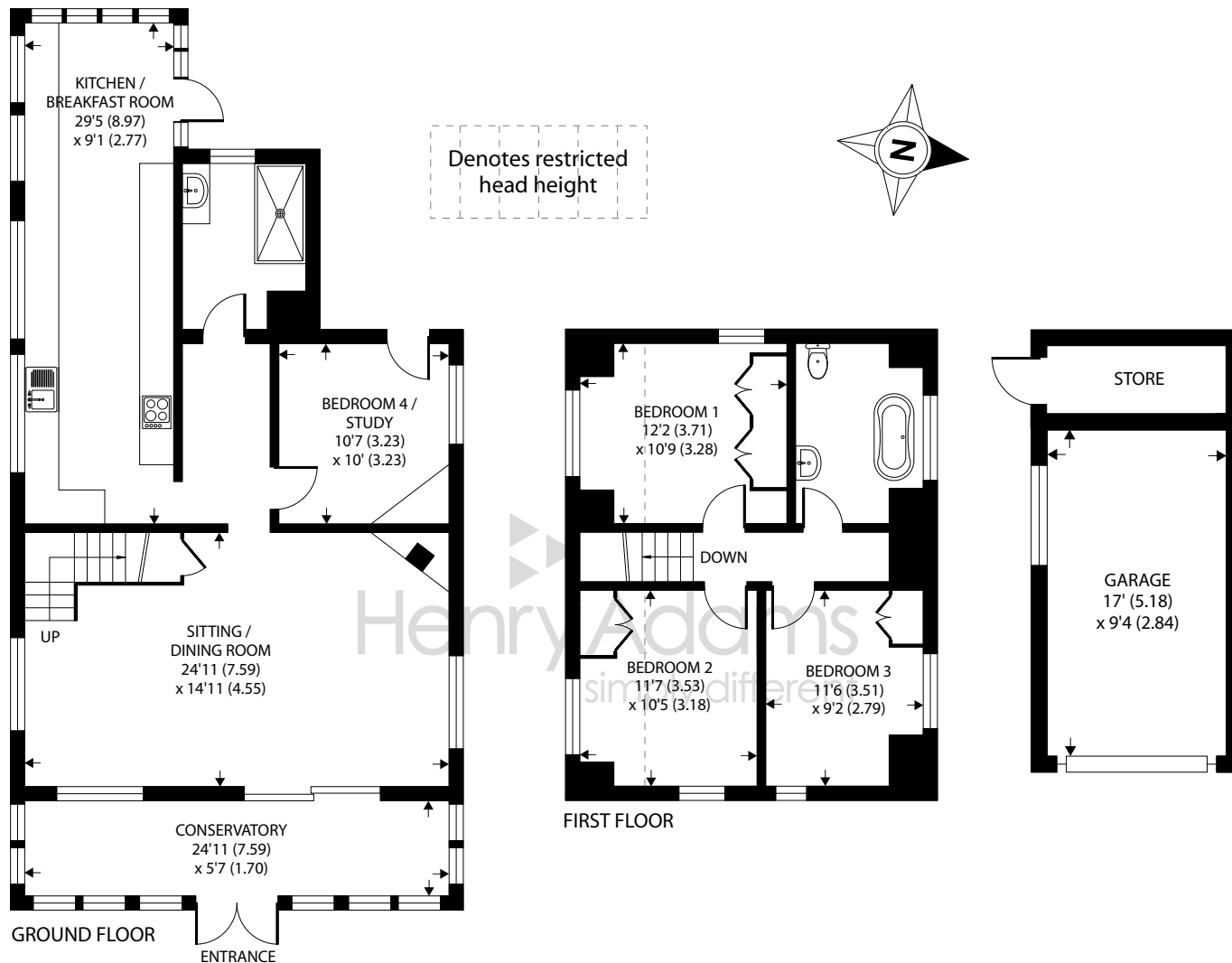
From the main reception room stairs rise to the first floor landing and lead to the family bathroom with its roll-top bath, and all three first floor bedrooms.

Private Estate Charge: We understand the private estate charge is currently £115 p.a.









Approximate Area = 1495 sq ft / 138.8 sq m

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1738 sq ft / 161.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

Outside, the generous rear garden enjoys a westerly aspect and a good level of privacy, not being overlooked from behind. The garden is mainly laid to lawn with mature hedging, a greenhouse and has gated access to the driveway. Behind the garage is a useful additional brick built store. An electric car charge point has been recently installed.

## Location

West Drive is a private beach estate offering easy access for the residents on to the beach and is located to the east of Middleton-on-Sea village. Middleton offers a number of local facilities and amenities including a post office, a doctor's surgery, a pharmacy, local schools and a sport/social club. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

Council Tax band: E

