







## Mulberry Cottage, 8 West Drive, Elmer

An attractive detached house in private road and just yards from the beach.



- ▶ **Attractive Detached House**
- ▶ **Private Road Location**
- ▶ **1,346 Sqft of Accommodation**
- ▶ **Kitchen/Dining/Living Room**
- ▶ **Ample Parking and Garage**
- ▶ **Well Presented Throughout**
- ▶ **Approximately 140m to the Beach**
- ▶ **Three First Floor Bedrooms**
- ▶ **Private Westerly Garden**
- ▶ **Approved Planning Consent**

Located within a desirable private estate and just 140m from the beach, this attractive detached residence offers well presented accommodation and would make a wonderful family home or weekend retreat. The property also benefits from planning consent for a single storey side extension to create further accommodation. We are informed that some of the footings have been started, so the planning permission is now preserved for future continuation if desired. The planning documents may be viewed at <https://www.arun.gov.uk/planning-search> ref: M/48/19/HH.

The accommodation is arranged over two floors, measures 1,346 sqft and briefly comprises: entrance lobby which leads onto the sitting room with its feature fireplace and in turn leads to the impressive open plan kitchen/dining/living room. The kitchen has been recently re-fitted and includes a range of integral appliances. There is also a breakfast bar as well as ample space for a dining table and sofas with bi-fold doors opening onto the decking and garden beyond. A WC completes the ground floor. Stairs from the entrance lobby rise to the first floor where the family bathroom, double cupboard and all three bedrooms will be found.

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

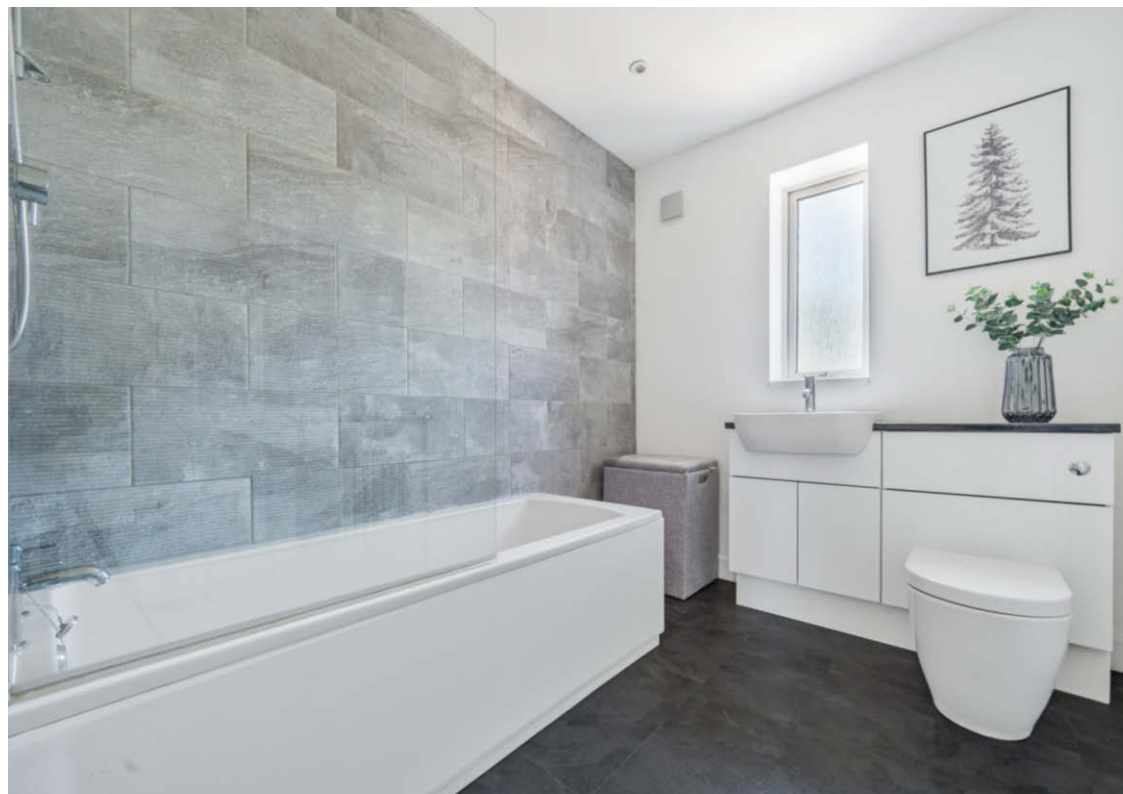
Council Tax Band: E

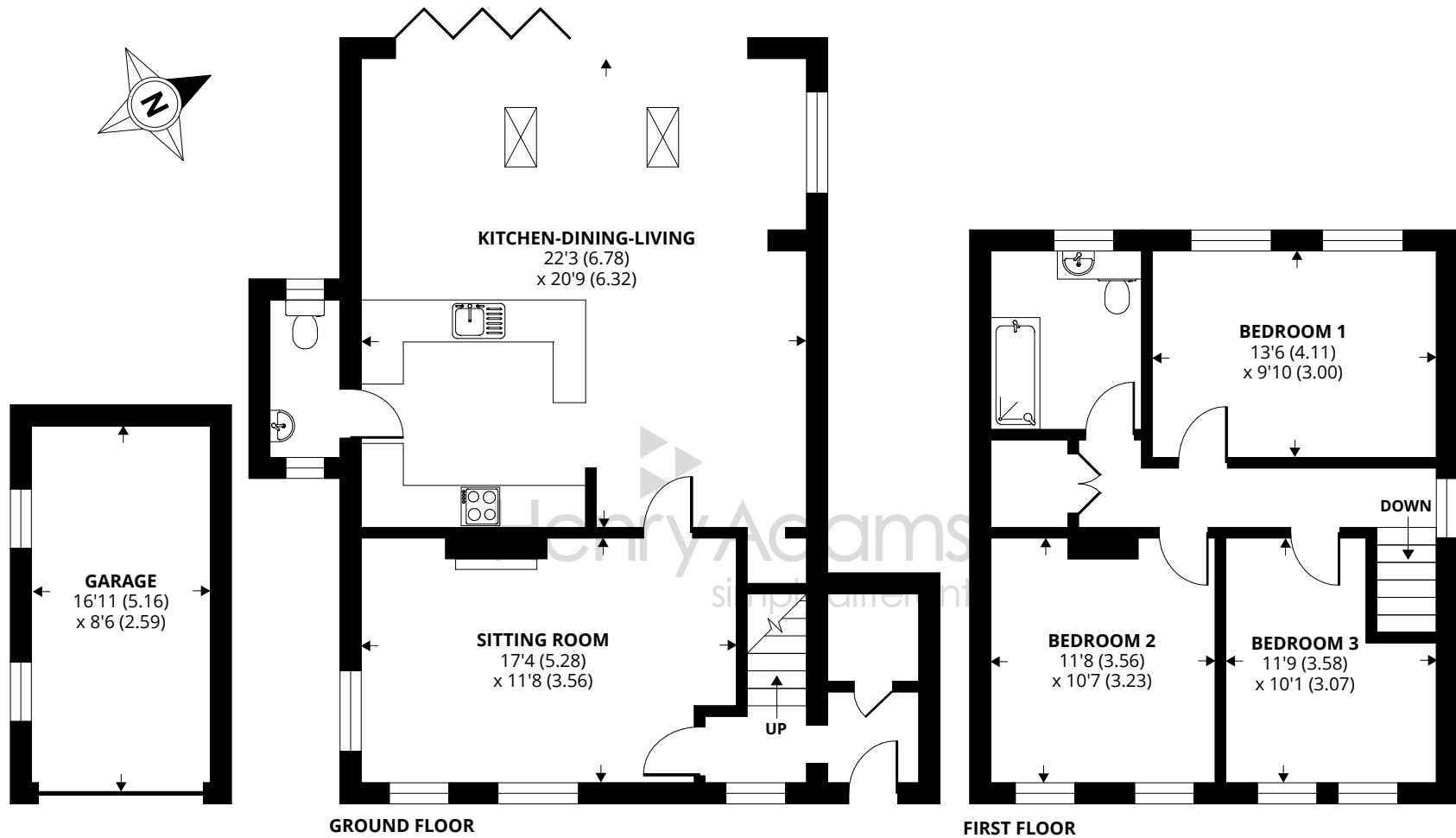












Approximate Area = 1346 sq ft / 125 sq m  
 Garage = 144 sq ft / 13.4 sq m  
 Total = 1490 sq ft / 138.4 sq m

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, there is parking at the front of the property for a number of vehicles with the driveway leading to the garage. The rear garden enjoys a high level of privacy and a westerly aspect. It is mainly laid to lawn with a large decked area, summerhouse and mature hedging.

## 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.

31/01/24





