





## Pirate Haven, 24 West Drive

A prime waterside residence, enjoying delightful sea views.



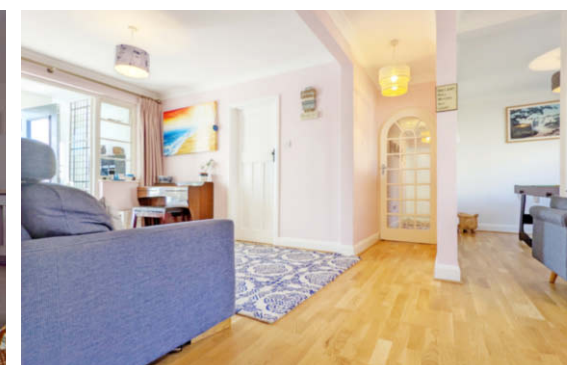
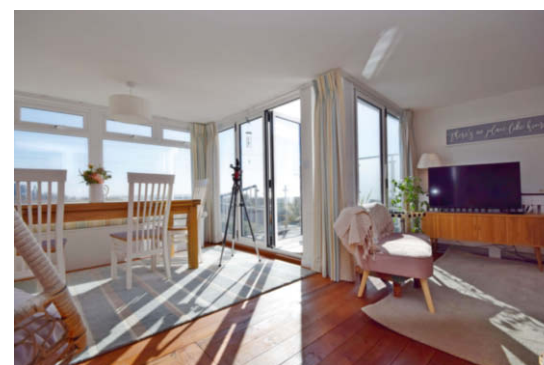
- ▶ Prime Waterside Residence
- ▶ Short Distance to the Foreshore
- ▶ 5 Bedrooms
- ▶ Sitting/Dining Room
- ▶ First Floor Balcony
- ▶ Delightful Sea Views
- ▶ 2,302 Sq Ft of Accommodation
- ▶ Kitchen
- ▶ 2 Bathrooms
- ▶ Ample Off Road Parking

Situated on the private Elmer Beach Estate, Pirate Haven is a unique and interesting property with unobstructed sea views to the east. This one-of-a-kind family home offers an unrivalled blend of coastal charm, character and modern elegance. With its prime location, you'll enjoy the convenience of quick access to the beach and the ultimate seaside retreat.

Once inside, a generous vestibule links to an inner hall and the other ground floor rooms which include five ground floor bedrooms, a family bathroom, an additional bathroom and a utility area. Depending on your requirements you could use bedroom two as a snug/office.

From the hall stairs rise to the first floor where the open-concept living spaces will each be found. The kitchen is appointed in a range of cream shaker style units with space for a dishwasher, fridge/freezer, range style oven and hob. The dining room is perfectly placed to make the most of the delightful views out to sea and opens out to a balcony with privacy screen and spiral staircase. A first floor WC completes the internal accommodation.

Outside, a generous garden which is mostly laid to lawn is situated on the beach side of the property and is ideal for children or for those that love to potter in the garden. There is ample off road parking and double gates through which there is access down to the foreshore beyond.

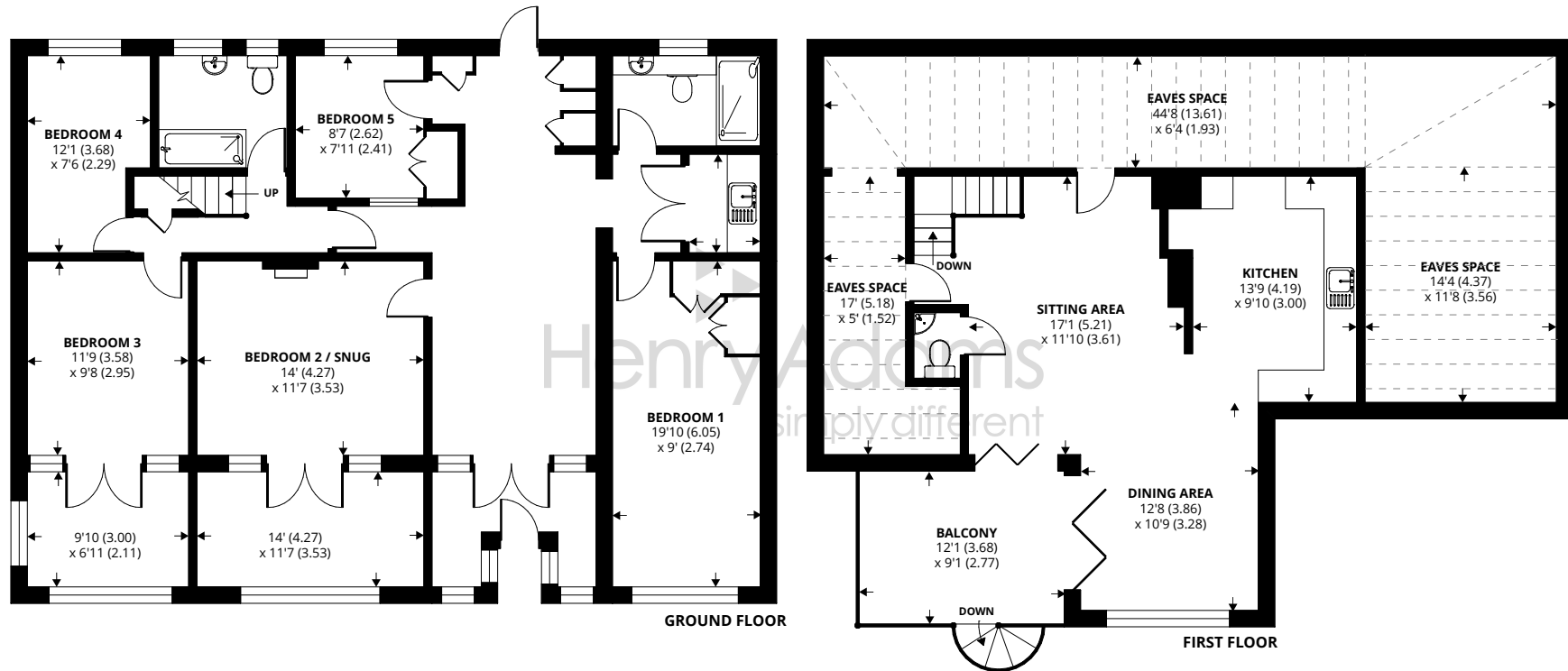








Denotes restricted head height



Approximate Area = 1955 sq ft / 181.6 sq m

Limited Use Area(s) = 605 sq ft / 56.2 sq m

Total = 2560 sq ft / 237.8 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.

## Location

West Drive is located on the private Elmer Beach Estate and a short distance to the east of the Middleton on Sea village centre. 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.

## Directions

From the Middleton village proceed in an easterly direction along Elmer Road passing the Shrubbs Field recreation ground on the right hand side. Take the fifth right hand turning into West Drive. Continue along West Drive and Pirate Haven will be found toward the very end of the drive.

Private Estate Charge: We understand the private estate charge is approximately £115 p.a. 03/01/24



