





Dowrich House, 19 Central Drive, Elmer

A handsome detached house in prime waterside location with direct beach access and wonderful sea views.



- ▶ Prime Waterside Location
- ▶ 3,608 Sqft excl Outbuilding
- ▶ Reception Hall and Garden Room
- ▶ Snug/Study. Utility Room
- ▶ Double Garage, Gated Driveway
- ▶ Private Road
- ▶ Sitting Room and Dining Room
- ▶ First Floor 'Sea' Room
- ▶ 5 Double Bedrooms, 4 Bathrooms
- ▶ Overall Plot Size 1/3 Acre

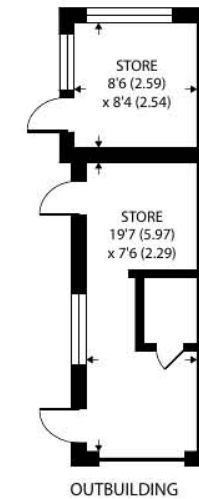
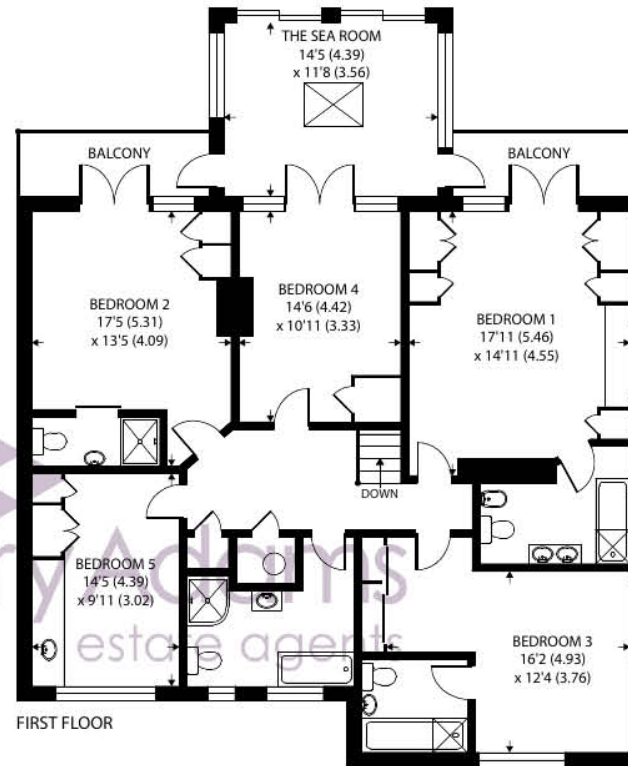
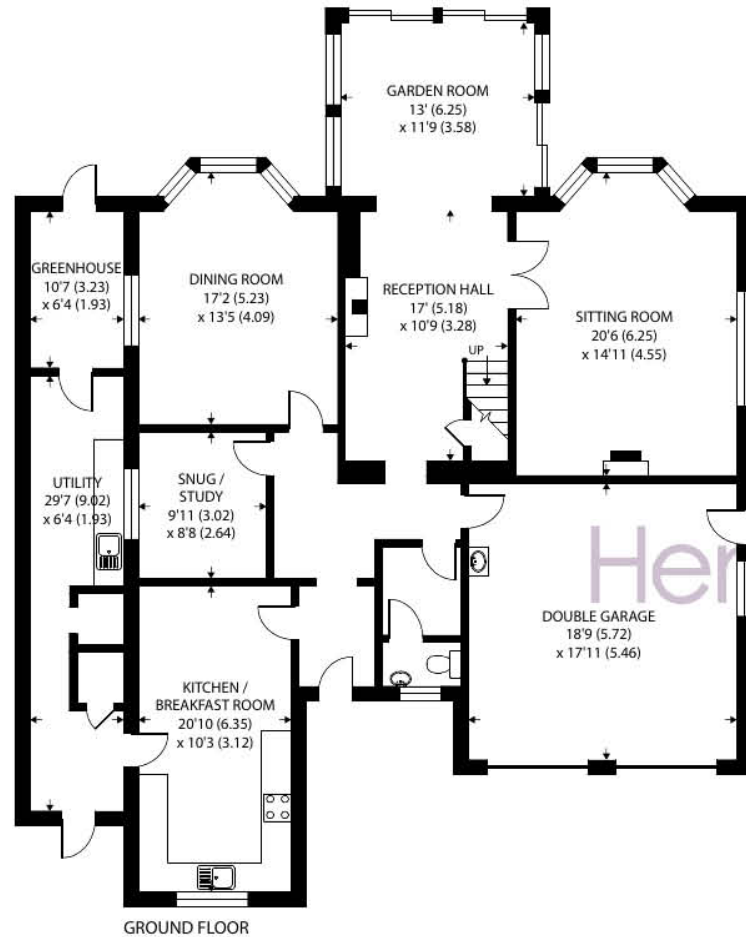
Dowrich House occupies a prime waterfront position with wonderful sea views and direct beach access from the garden, this handsome detached home offers character and charm and is offered for sale with the advantage of no onward chain.

Boasting an impressive 3,608 Sqft (including the integral garaging) the property provides comfortable rooms and plenty of flexible accommodation for a growing family or visitors. Upon entering the property the kitchen/breakfast room will be found to the left hand side and is well equipped with a range of units, ample worksurfaces and integral appliances. Moving through the property you'll pass the study which could alternatively be used as a playroom or TV snug if preferred before arriving at the impressive dining room. A central reception hall with open fire leads on to the garden room as well as the formal sitting room, all of which overlook the rear garden. At the side of the property and accessed from the kitchen is the useful utility area, whilst the double integral garage can be accessed from the entrance hall. Generously proportioned stairs from the reception hall rise to the first floor landing where all five double bedrooms will be found. The three larger bedrooms all have en-suite facilities. Bedrooms one and two also have access on to the south facing balcony and enjoy sea views, whilst the other two bedrooms share the family bathroom. In addition, accessed from bedroom four is the first floor 'sea room' which affords wonderful views over the southerly rear garden and English Channel.









Approximate Area = 3608 sq ft / 335.1 sq m (includes double garage)
 Outbuilding = 225 sq ft / 20.9 sq m
 Total = 3833 sq ft / 356 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.

The property benefits from having gas central heating, solar panels and is double glazed throughout.

The overall plot size measures approximately 1/3 acres. The house itself is approached via the gated 'in and out' driveway providing ample parking for a number of vehicles. There is further secure parking behind further gates along with a range of outbuildings providing ideal space for workshop, storage and hobbies. The delightful gardens offer a great deal of privacy and lead directly on to the beach. This section of beach is particularly desirable as it remains outside of the usual tourist areas and so remains relatively quiet all year. The sea water regularly achieves the highest cleanliness awards. 23/05/24

Council Tax Band: G

Private Estate Charge: currently £130 p.a.

23/05/24





 Henry Adams
estate agents