





78 Ancton Way, Elmer Sands

Immaculate two bedroom bungalow on the Elmer Sands Private Estate.



- ▶ **Detached Bungalow**
- ▶ **Kitchen and Utility Room**
- ▶ **Two Bedrooms**
- ▶ **No Onward Chain**
- ▶ **Backing onto Woodland**
- ▶ **Generous Sitting/Dining Room**
- ▶ **Conservatory**
- ▶ **Shower Room**
- ▶ **Off-Road Parking**
- ▶ **Not far from the Beach**

This immaculate two bedroom detached bungalow is situated on the Elmer Sands Private Estate. It is located on the northern side of Elmer Sands and therefore enjoys woodland views from the rear.

The property has 1,113 sqft of accommodation which includes a generous south facing sitting/dining room, a kitchen fitted with a stylish range of shaker style cabinetry with an integrated eye-level oven and counter top hob, a dishwasher and space for an 'American' style fridge/freezer. The utility room is just off of the kitchen and has plumbing for a washing machine. There are also two double bedrooms, each with fitted wardrobes and a modern shower room. There is the potential to convert the utility to a third bedroom if required. A conservatory overlooking the rear garden completes the internal accommodation.

Outside to the front a gravel driveway provides off-road parking. To the rear the garden is a combination of patio and gravelled areas with raised planters. At the end far end of the garden there is a timber workshop and shed.

Private Estate Charge: £14.83 per month.

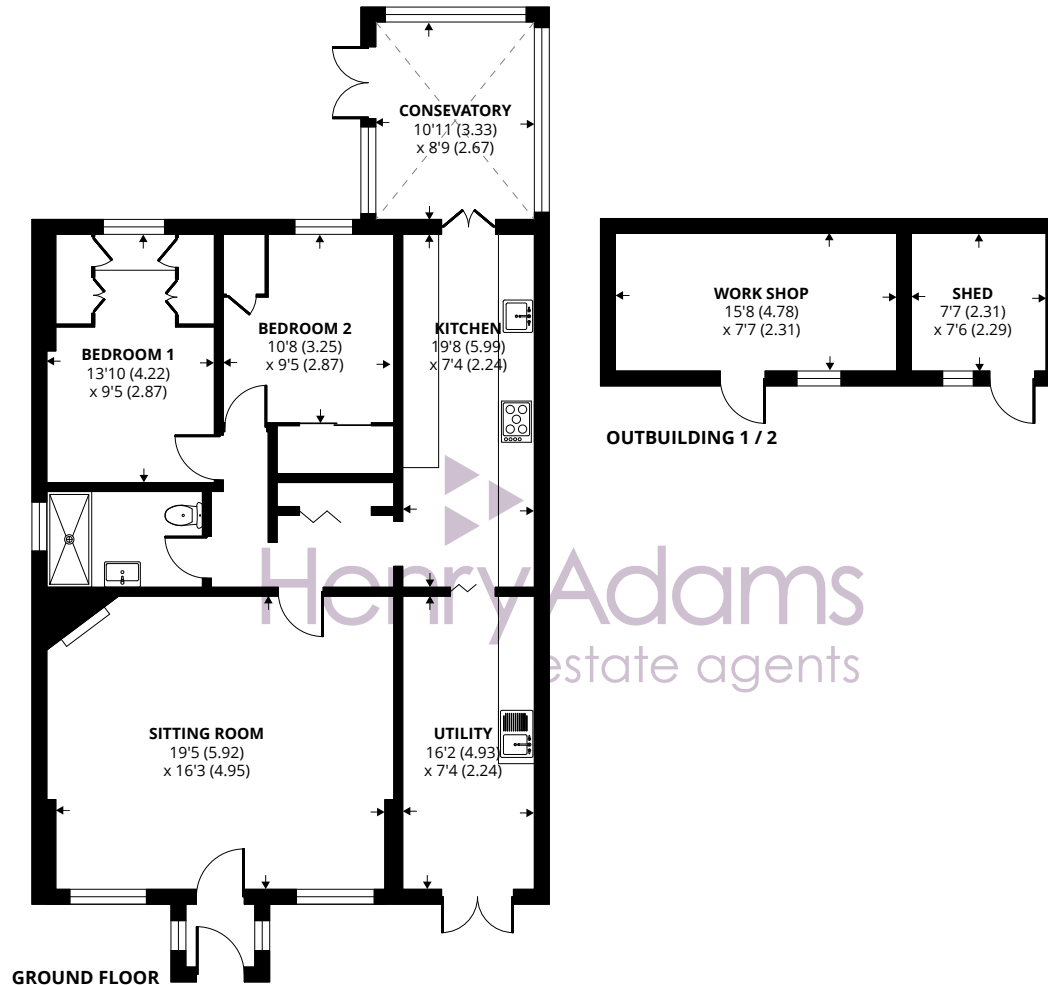
Council Tax Band: B



MAVALLO
MUSCADET
APPELLATION MUSCADET CONTRÔLÉE
PRODUIT DE FRANCE
12,5% VOL.







Approximate Area = 1113 sq ft / 103.4 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1291 sq ft / 119.9 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

The popular Elmer Sands Private Estate is situated to the east of Middleton-on-Sea and benefits from direct beach access. Amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, post office, newsagents and a convenience store.

What3Words ///mango.alive.shoulders

15/05/24



