





28 Elm Drive, Elmer Sands

Detached chalet-style house immaculate condition and located within a private estate just yards from the beach.



- ▶ **Detached Chalet-Style House**
- ▶ **Private Estate Location**
- ▶ **1,971 Sqft in Total**
- ▶ **Two Bath/Shower Rooms**
- ▶ **Garden Room/Bar & Workshop**
- ▶ **Immaculately Presented**
- ▶ **Close to the Beach**
- ▶ **Three Double Bedrooms**
- ▶ **Private Westerly Garden**
- ▶ **Ample Off-Road Parking**

Located within the private Elmer Sands Estate just a 'stone's throw' away from the pristine sandy shores, this exquisite detached chalet-style house presents a rare opportunity to own a well proportioned residence in a highly sought-after coastal location.

Impeccably presented throughout, this property spans an impressive 1,971 Sqft in total, offering a spacious and inviting atmosphere throughout. The ground floor briefly comprises: entrance porch leading into the sun room which spans the front of the property and currently provides all-important office space and an ideal place to enjoy the morning sun, being east facing. From here the living room leads on to the inner hall with shower room, and towards the rear, is the kitchen with conservatory and utility room (also with additional WC), both leading out to the garden. A double bedroom completes the ground floor.

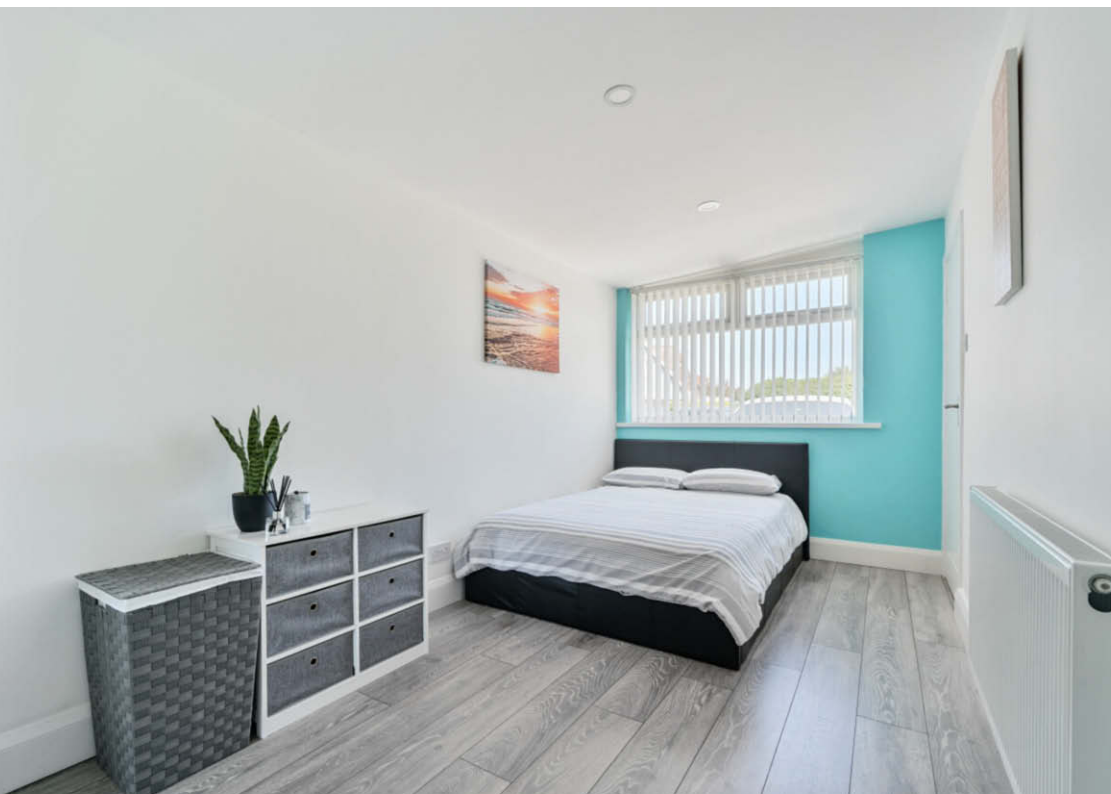
Ascending the staircase, one is greeted by two further double bedrooms, each tastefully appointed to provide a tranquil retreat at the end of the day. The recently modernised bathroom completes the first floor.

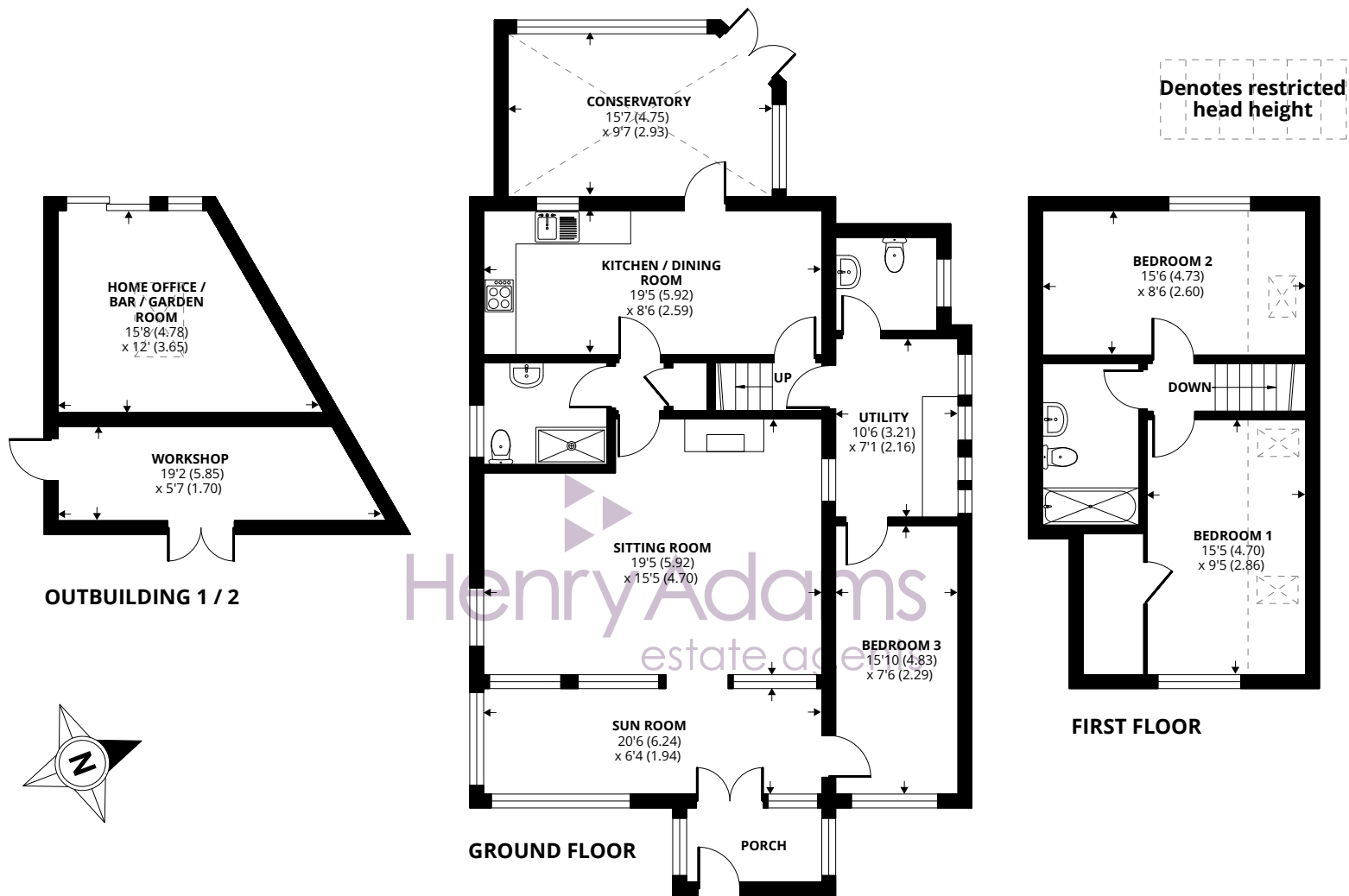
Private Estate Charge: We understand the private estate charge is approximately £170 p.a.

Council Tax Band: D









Approximate Area = 1463 sq ft / 135.9 sq m
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Outbuildings = 245 sq ft / 22.7 sq m
 Total = 1791 sq ft / 166.2 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.

Stepping outside, the allure of the private westerly garden unfolds, offering a serene sanctuary for alfresco dining. The garden room/bar could also make an ideal home office or children's play room and is fully equipped with power and light. The workshop can be accessed from the rear garden or driveway, offers a workbench and plenty of room for storage. The driveway provides ample parking for a number of vehicles.

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.

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23/07/24



