



20 Central Drive, Elmer Beach Estate

A charming detached bungalow in Elmer Sands, close to the beach.



- ▶ **Attractive Detached Bungalow**
- ▶ **Less than 150m from the Beach**
- ▶ **Three Generous Bedrooms**
- ▶ **Viewing Highly Recommended**
- ▶ **Private Road Location**
- ▶ **Ample Parking and Garage**
- ▶ **Opportunity for Modernisation**
- ▶ **Sole Agents**

This charming three bedroom detached bungalow is located in a highly desirable private road in Elmer Sands, less than 150m from the beach. The property requires modernisation, making it an ideal property for a new owner to create their dream home by the sea.

A true bungalow, arranged over a single storey, the surprisingly spacious accommodation includes a sitting room with south facing seating area, three generously sized double bedrooms, kitchen and conservatory that opens out onto the rear garden.

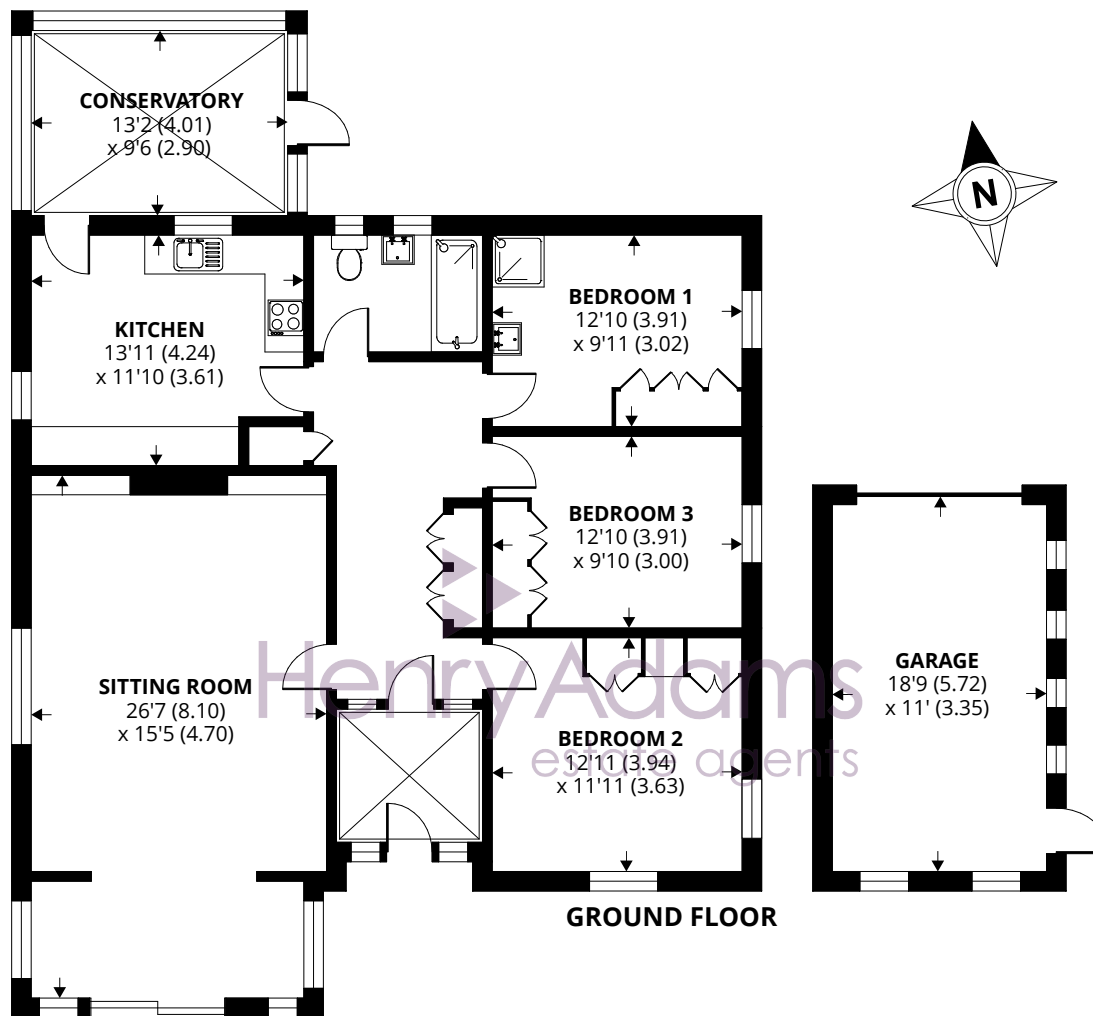
To the front of the property there are two driveways and a carport to one side leading to the garage, and a front garden area with shrubbery. The rear garden is mainly laid to lawn with shrub and flower borders.

Early viewing is highly recommended to appreciate the size of the bungalow and the superb seaside location.

Private Estate Charge: We understand that the private estate charge is £130 p.a.

Council Tax Band: E





Approximate Area = 1408 sq ft / 130.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1615 sq ft / 150 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

Central 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.

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