



L.F.Sea, 18 Manor Way, Elmer

Guide Price £1,400,000

 Henry Adams  
estate agents







## L.F.Sea, 18 Manor Way

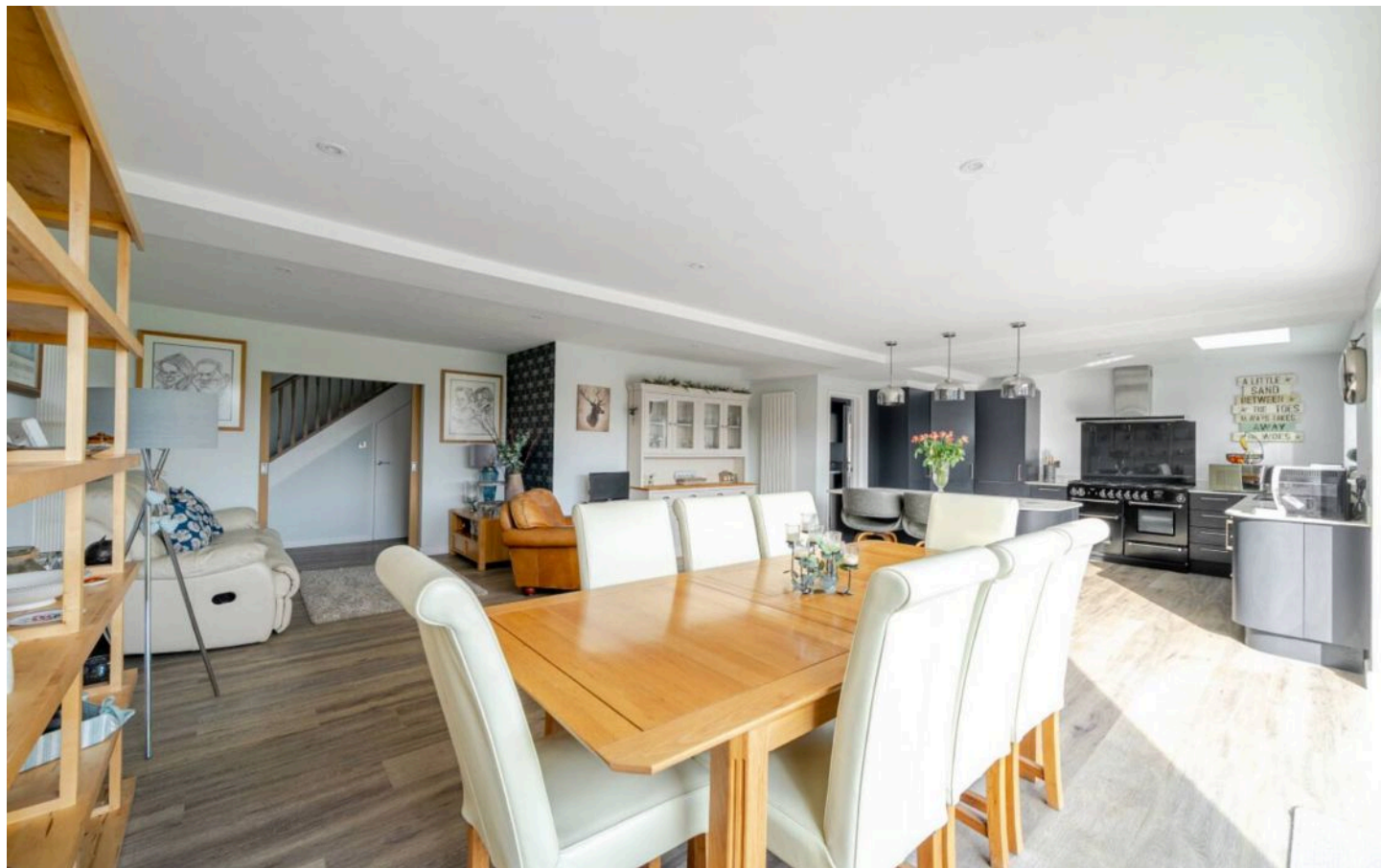
An impressive waterside residence offering the ultimate coastal lifestyle.

- Prime Beachfront House
- Private Elmer Sands Estate
- 2,218 Sq Ft of Accommodation
- Extensively Remodelled & Extended
- Finished to a High Specification
- Wonderful Views & Direct Beach Access
- 3/4 Bedrooms (3 En-Suite)
- 3/4 Reception Rooms
- Delightful Garden & Ample Parking

Located within the exclusive Elmer Sands Private Estate, this truly inspiring beachfront house sets an impressive standard for luxurious coastal living. Boasting an expansive 2,218 Sq Ft of accommodation, this meticulously remodelled and extended property offers an exceptional level of sophistication and comfort with its high specification finish throughout, perfect for both family living and entertaining guests.

Upon entering the property, the ground floor accommodation includes a welcoming entrance hall which opens into the expansive kitchen-dining-family room, a focal point of the home with its bi-fold doors into the garden and separate utility room. The ground floor also comprises two double bedrooms, both with patio doors to the garden and en-suite facilities, ideal for guests providing added convenience and privacy. There is also a further room which could be utilised for a number of uses such as playroom, bedroom or snug. A cloakroom completes the ground floor.

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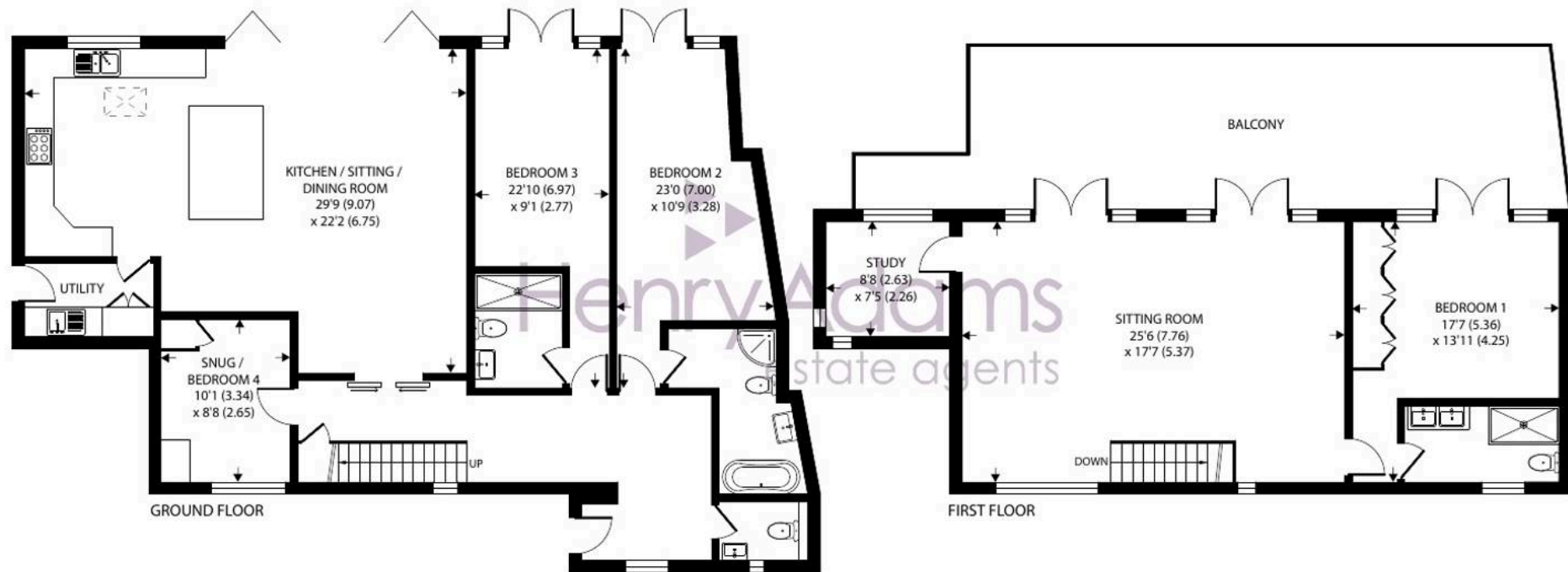












## Manor Way, Elmer, Bognor Regis

Approximate Area = 2218 sq ft / 206 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF:





Stairs from the entrance hall rise to the first floor and into the spacious sitting room which enjoys sea views and access out on to the large balcony. From the sitting room the principal bedroom suite will be found, also with sea views and access to the balcony. The study completes the first floor, an ideal space for working whilst admiring the sea! The flexible accommodation throughout the property ensures there is plenty of room for everyone to unwind and enjoy the beautiful surroundings.

Outside, the delightful rear garden provides a tranquil oasis, perfect for enjoying a morning coffee or hosting alfresco dining experiences. Designed on two levels, the lower level is laid to lawn with large patio area, mature borders, outside shower and provides privacy and shelter. The upper level provides direct access to the beach and stunning views from the decked seating area, an ideal position from where to watch the south coast sunsets. The front garden provides ample off-road parking.

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.

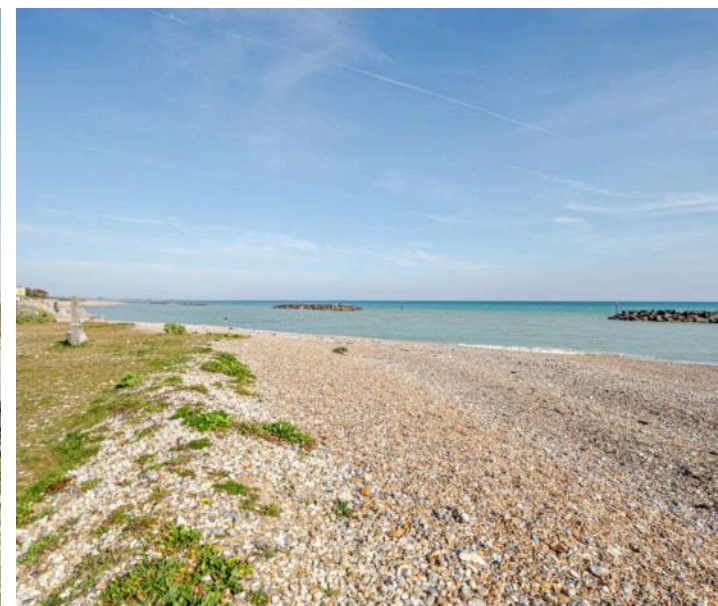
Private Estate Charge: We understand the private estate charge is approximately £180 p.a.

What3Words [///snore.swarm.cobbled](#)

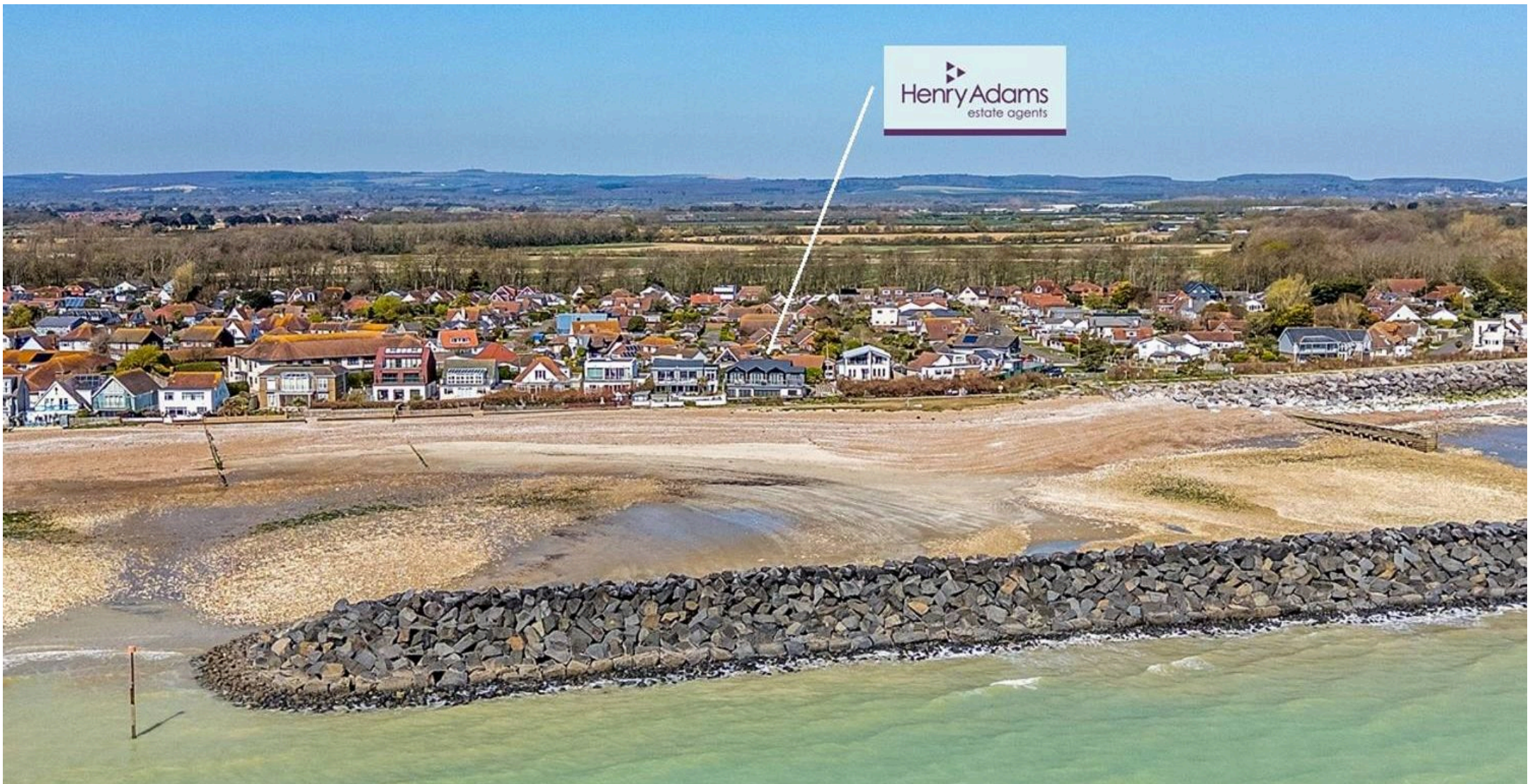
Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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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.