



16 West Drive, Elmer

Guide Price £650,000

 Henry Adams
estate agents



16 West Drive, Elmer

4/5 bedroom detached house just yards from the beach.

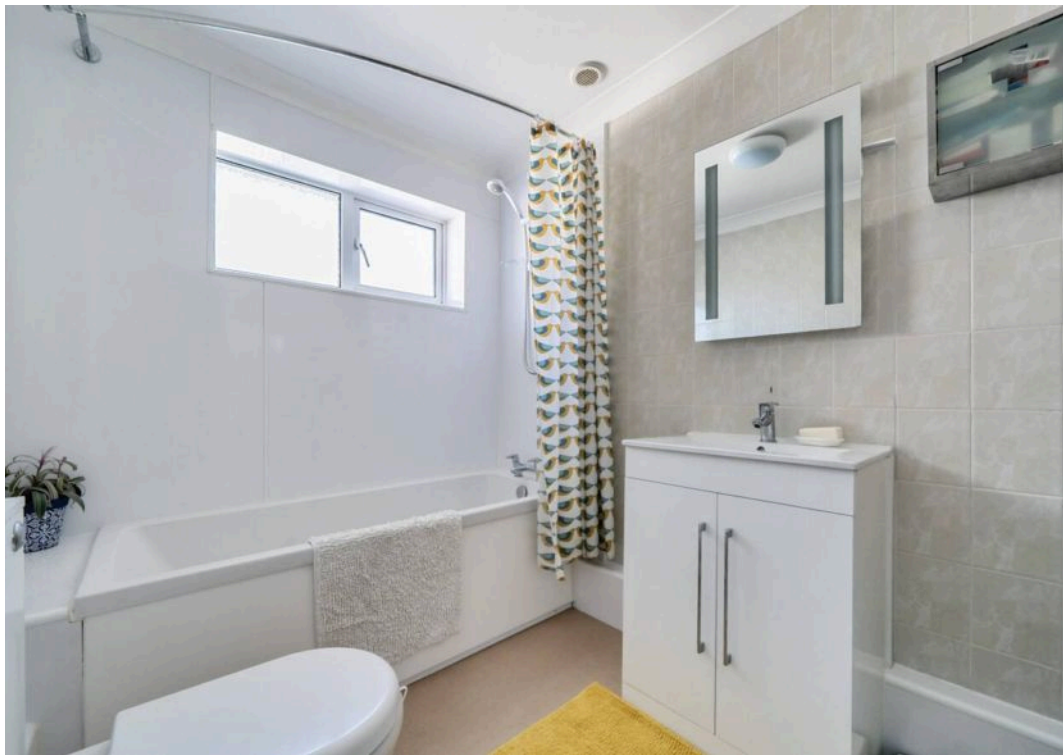
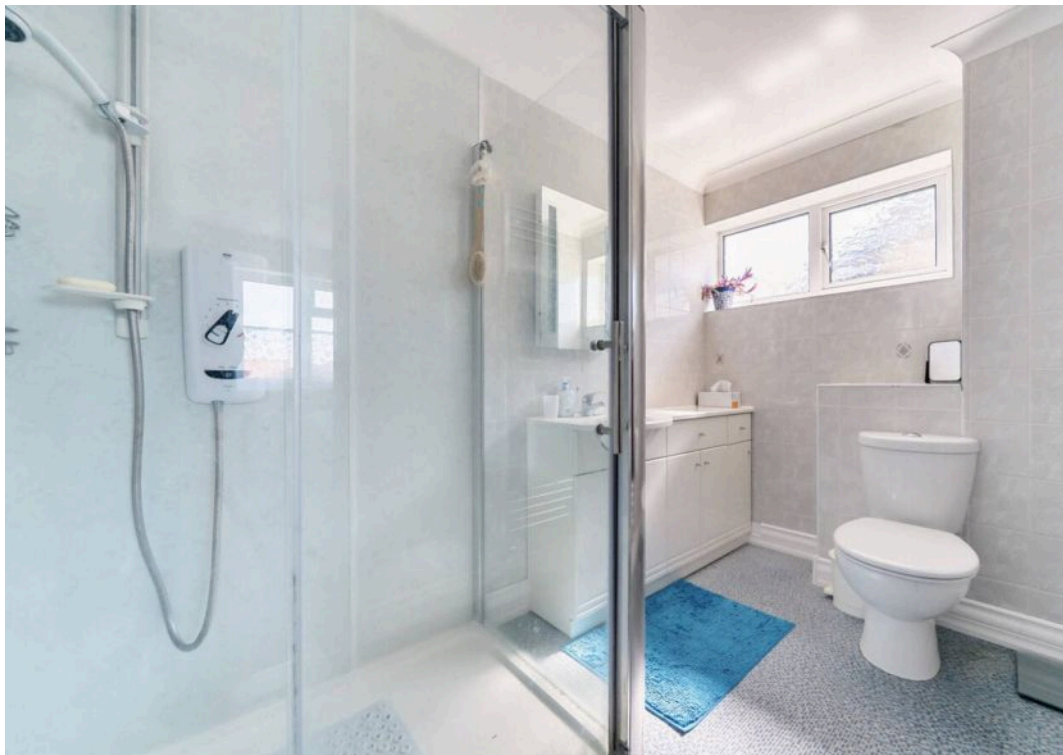
- Spacious Detached House
- 2,133 Sq Ft of Accommodation
- Private Estate Location
- Yards from the Beach
- 4/5 Bedrooms
- 3/4 Reception Rooms
- 2 Bath/Shower Rooms
- Modern Kitchen & Utility Room
- Private Westerly Rear Garden
- Ample Off-Road Parking

Located within the serene confines of a private estate and just a few yards away from the sandy shores of the beach, this well presented and generously proportioned detached house offers a great deal of flexibility. Boasting an impressive 2,133 sq ft of accommodation, this house is ideal for the growing family, or for those wanting additional space for hobbies and entertaining guests.

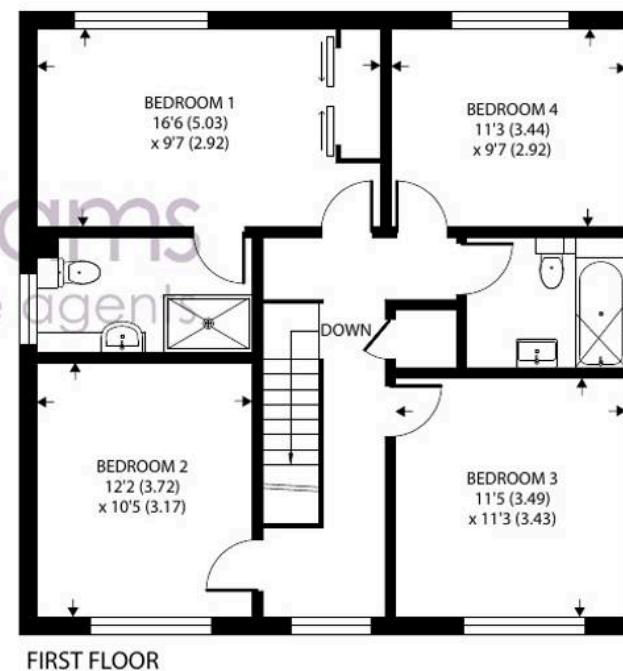
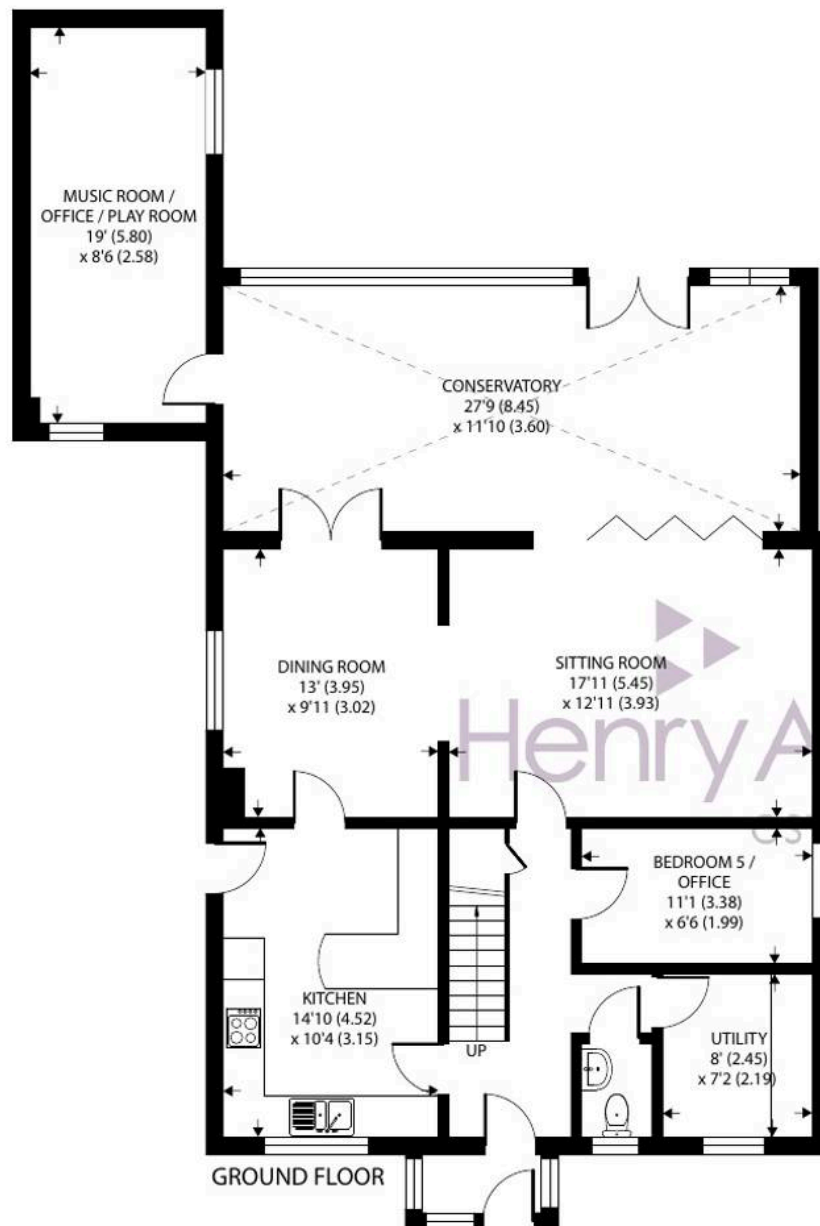
The ground floor briefly comprises: entrance porch with central entrance hall. To the left is the modern kitchen, whilst to the right is the separate utility room and WC. The reception rooms offer a great many options and include the sitting-dining room which both open into the very generous conservatory overlooking the garden. The former garage has been converted and insulated to provide a comfortable music room, although this space could easily be used as a play room, office or home gym.

Cont









West Drive, Elmer, Bognor Regis

Approximate Area = 2133 sq ft / 198.1 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). © n1checom 2025.
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A further reception room or potential ground floor 5th bedroom completes the ground floor. This room could be combined with the utility room and cloakroom if desired, to create an en-suite for those needing an accessible ground floor bedroom.

Stairs rise from the entrance hall to the first floor landing where the family bathroom and all 4 double bedrooms will be found, providing abundant space for family and guests. The principal bedroom benefits from having an en-suite shower room.

Outside, the westerly rear garden provides a good level of privacy and is mainly laid to lawn with established hedges, shrubs and borders. There is also an extensive composite deck and garden shed. Ample off-road parking at the front of the property ensures convenience for residents and visitors alike.

West Drive is located on the private Elmer Beach Estate and a short distance to the east of the Middleton-on-Sea village centre. 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.

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

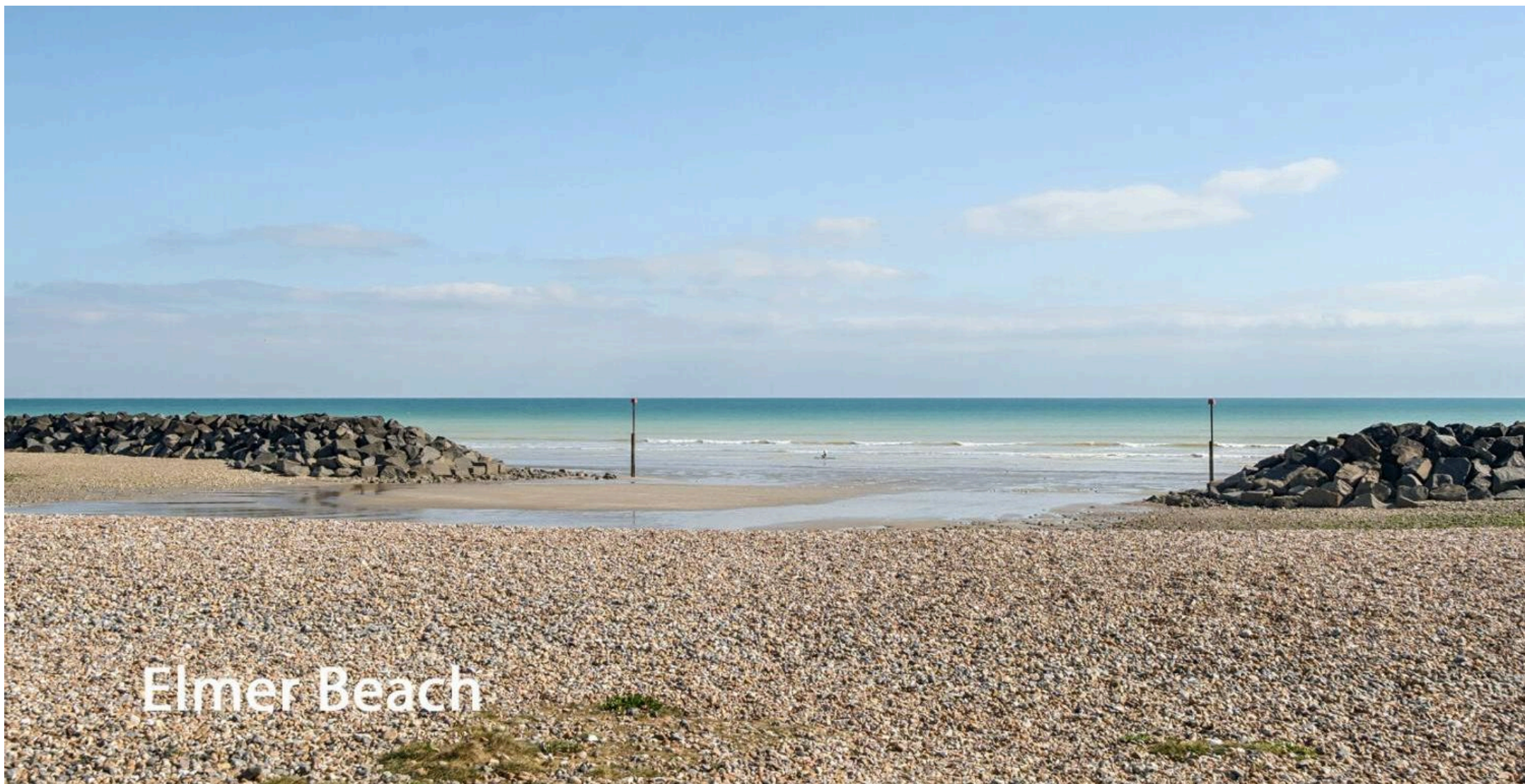
What3Words ///hazy.quail.flatten

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Elmer Beach

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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.