



17 Alleyne Way, Elmer Sands

Guide Price £549,950



## 17 Alleyne Way

Four bedroom chalet-style detached house situated on the Private Elmer Sands Estate.

- Detached Chalet-Style House
- Private Elmer Sands Estate
- No Forward Chain
- 1,877 Sq Ft of Accommodation
- 3 First Floor Double Bedrooms
- 4th Ground Floor Double Bedroom
- Two Bath/Shower Rooms
- Kitchen & Separate Utility
- Sitting-Dining Room & Conservatory
- Generous Garden

Located within the desirable Elmer Sands Private Estate and within a short distance of the beach, is this attractive detached residence, now offered for sale with the added advantage of no onward chain.

Boasting an impressive 1,877 sq ft of accommodation, this property offers flexibility and adaptability with four double bedrooms and three reception rooms. Three of the bedrooms are on the first floor along with the family bathroom. Two of the bedrooms have storage cupboards whilst one also has access to the balcony.

The ground floor features a versatile layout, with an entrance lobby opening into the spacious reception room with well defined sitting and dining areas. Towards the rear of the property and overlooking the rear garden is the generous kitchen with separate utility room and WC for convenience. From the kitchen is the double glazed conservatory and rear garden beyond.

Cont ...





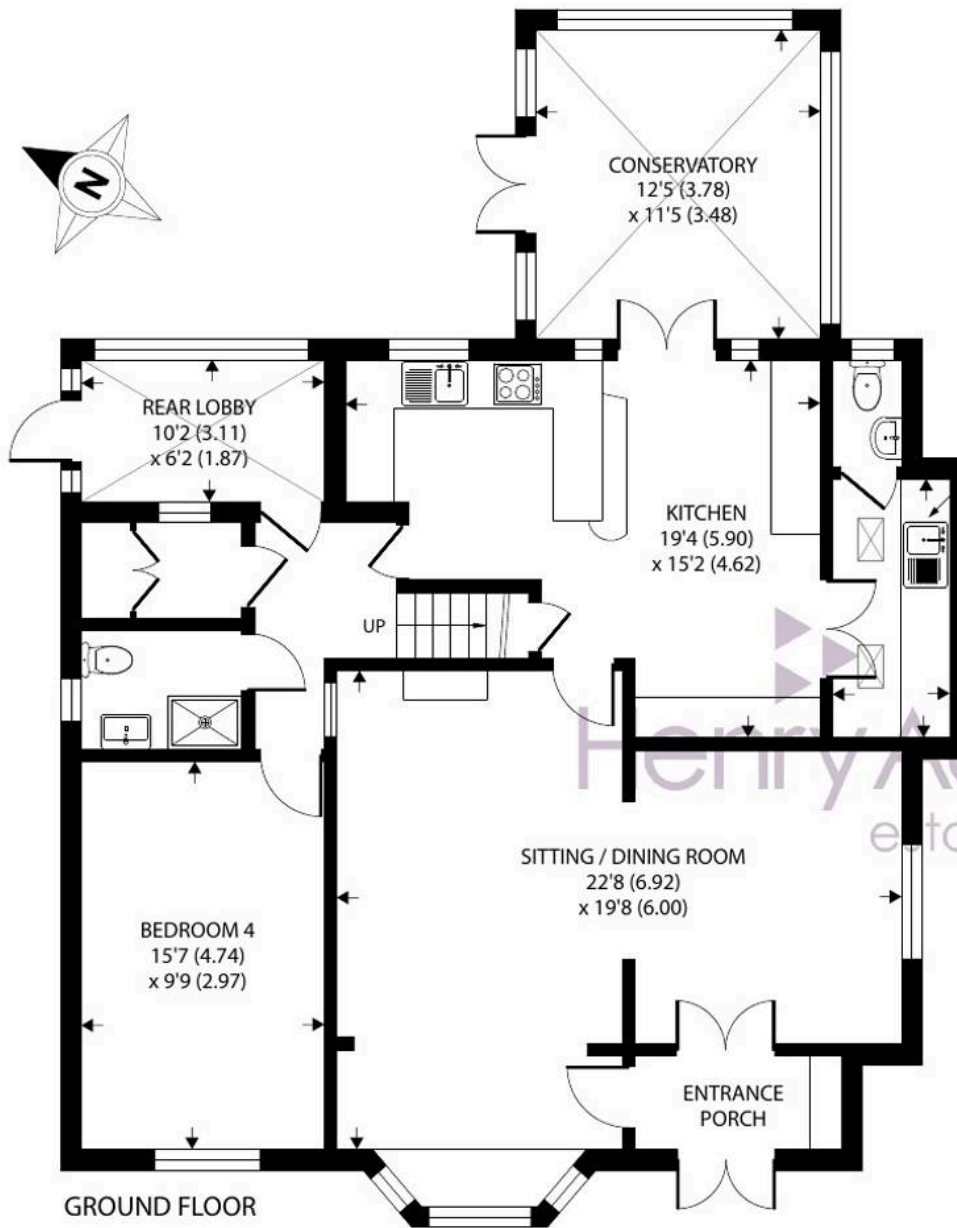








Denotes restricted  
head height



## Alleyne Way, Elmer Sands, Bognor Regis

Approximate Area = 1877 sq ft / 174.3 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.  
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An inner hallway leads to the ground floor fourth bedroom with adjacent shower room, ideal for guests or those preferring to avoid stairs. A rear lobby leading out to the garden completes the accommodation.

Situated on a generous plot, this residence offers ample parking to the front and a sizeable garden to the rear, perfect for outdoor activities and leisure.

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 ///specifies.axed.toolkit

Estate Charge: We understand there is a voluntary estate charge of £150 p.a.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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