



## Dowrich House, 19 Central Drive, Elmer

Guide Price £1,195,000



# Dowrich House, 19 Central Drive

- Prime Waterside Location
- 3,608 Sqft excl Outbuilding
- Sitting Room and Dining Room
- Reception Hall and Garden Room
- First Floor 'Sea Room'
- Snug/Study. Utility Room
- 5 Double Bedrooms, 4 Bathrooms
- Double Garage, Gated Driveway
- 3rd Garage/Boat Store and Outbuildings
- Overall Plot Size 1/3 Acre

Dowrich House occupies a prime waterfront position with wonderful sea views and direct beach access from the garden. On a quiet private estate, this handsome detached home offers privacy, character and charm and is offered for sale with the advantage of no onward chain.

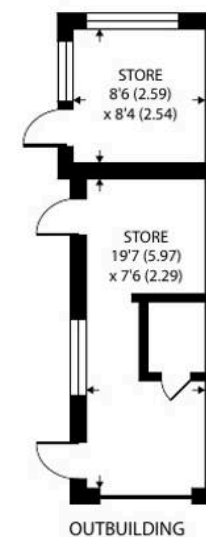
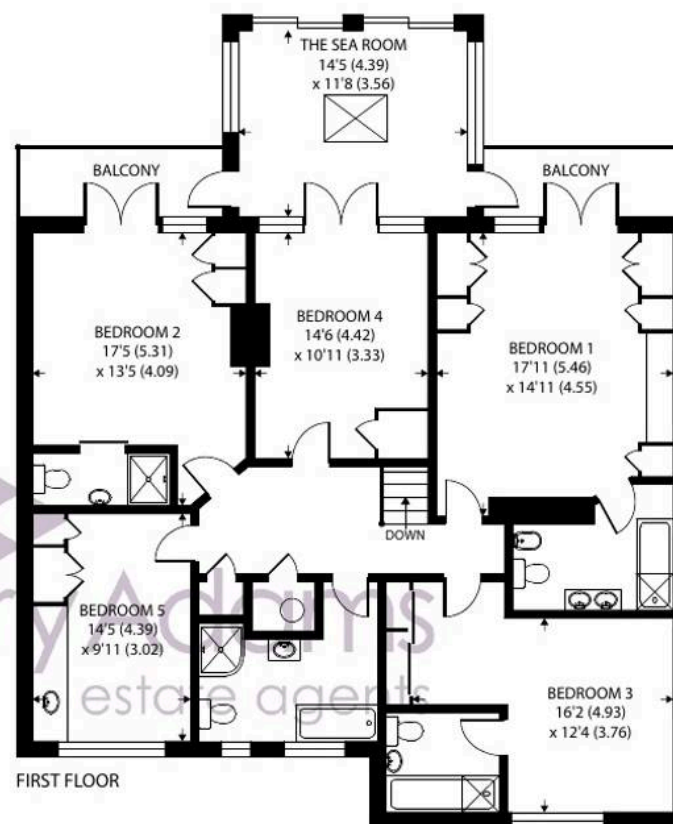
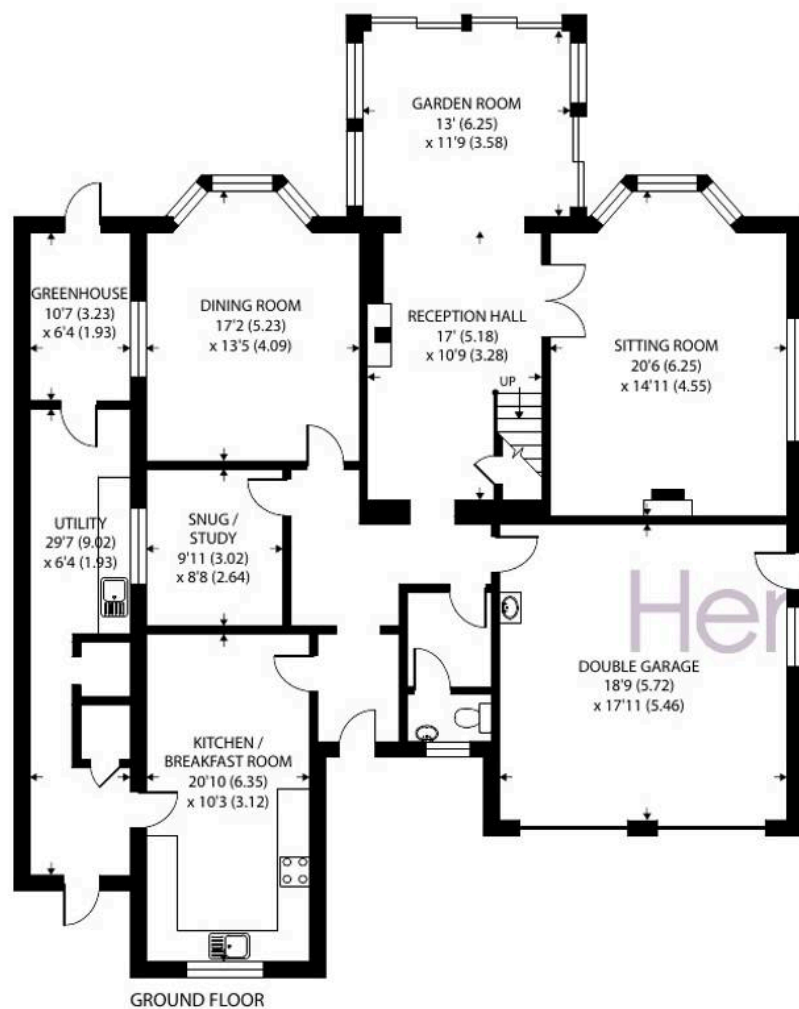
Boasting an impressive 3,608 sq ft (including the integral garaging) the property provides comfortable rooms and plenty of flexible accommodation for a growing family or visitors. Upon entering the property the kitchen/breakfast room will be found to the left hand side and is well equipped with a range of units, ample worksurfaces and integral appliances. Moving through the property you'll pass the study which could alternatively be used as a playroom or TV snug if preferred before arriving at the impressive dining room. A central reception hall with open fire leads on to the garden room as well as the formal sitting room, all of which overlook the rear garden. At the side of the property and accessed from the kitchen is the useful utility area, whilst the double integral garage can be accessed from the entrance hall.











## Central Drive, Elmer, Bognor Regis

Approximate Area = 3608 sq ft / 335.1 sq m (includes double garage)

Outbuilding = 225 sq ft / 20.9 sq m

Total = 3833 sq ft / 356 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1094696

Generously proportioned stairs from the reception hall rise to the first floor landing where all five double bedrooms will be found. The three larger bedrooms all have en-suite facilities. Bedrooms one and two also have access on to the south facing balcony and enjoy sea views, whilst the other two bedrooms share the family bathroom. In addition, accessed from bedroom four is the first floor 'sea room' which affords wonderful views over the southerly rear garden and English Channel.

The property benefits from having gas central heating, solar panels and is double glazed throughout.

The overall plot size measures approximately 1/3 acres. The house itself is approached via the gated 'in and out' driveway providing ample parking for a number of vehicles. There is further secure parking behind further gates along with a range of outbuildings providing ideal space for workshop, storage and hobbies. The delightful gardens offer a great deal of privacy and lead directly on to the beach. This section of beach is particularly desirable as it remains outside of the usual tourist areas and so remains relatively quiet all year. The sea water regularly achieves the highest cleanliness awards.

Central Drive is part of the private 'Elmer Beach Estate' and located to the east of Middleton village centre which 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.

What3Words ///jolly.others.deals

Private Estate Charge: currently £130 p.a.

Tenure: Freehold & Council Tax Band: G

EPC Energy Efficiency Rating: C





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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