



## The Sugar Cube, 14 Manor Way, Elmer

Guide Price £1,150,000







# The Sugar Cube, 14 Manor Way

- Prime Waterside Location
- Wide Reaching Sea Views & Beach Access
- Bespoke Architect Designed
- 2,119 Sq Ft of Accommodation (inc Garage)
- Immaculately Presented Throughout
- 4/5 Double Bedrooms
- 1/2 Reception Rooms
- 2 Bath/Shower Rooms
- Delightful Southerly Garden
- Driveway & Garage

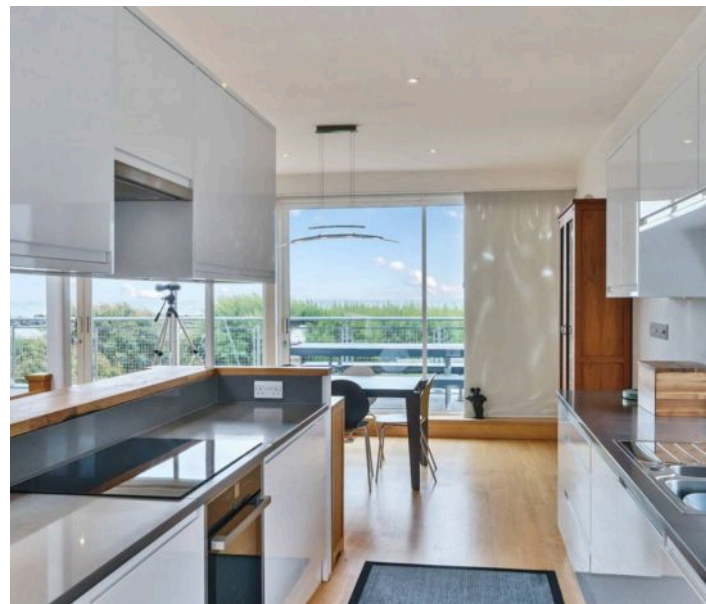
## The Sugar Cube – A Striking Modern Coastal Retreat

Designed by Orefelt & Associates of London and completed in 2008, *The Sugar Cube* is a standout example of modern Scandinavian-inspired architecture. This exceptional home offers a seamless blend of clean lines, light-filled spaces, and coastal elegance.

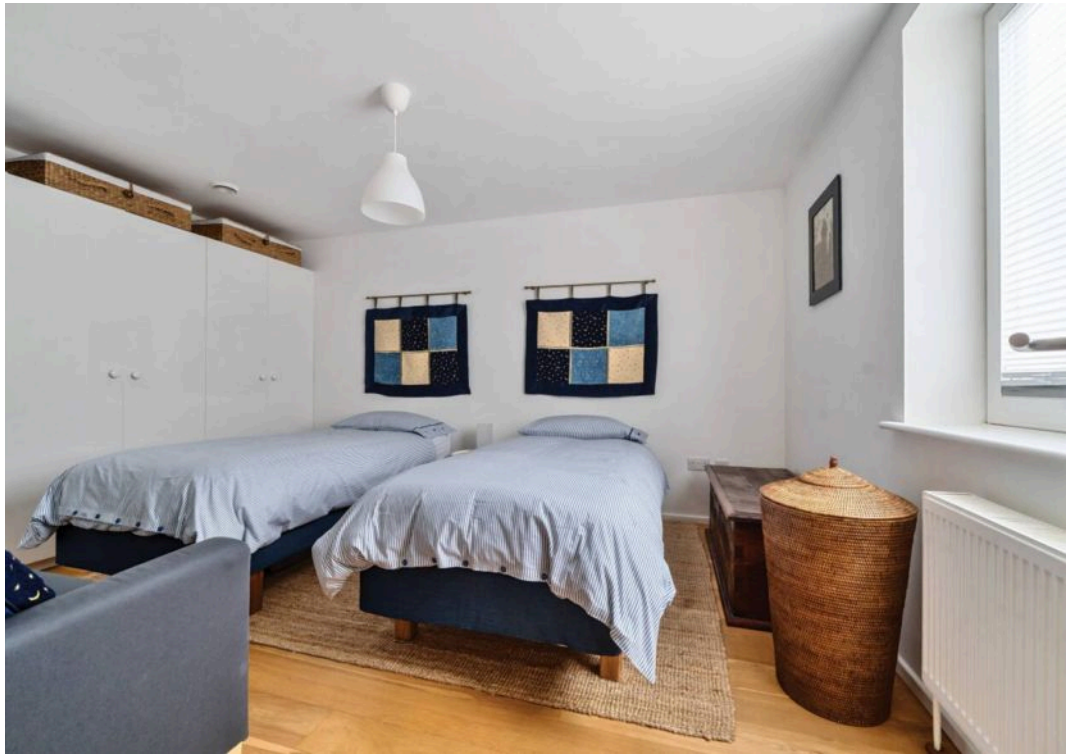
At the heart of the home is a stunning first-floor open-plan kitchen, dining, and living area. Bathed in natural light from a central remote-controlled skylight, this space features a log burner, engineered oak flooring, and sleek white gloss cabinetry with integrated Neff appliances. Full-width patio doors open onto a generous south-facing composite decked terrace, offering panoramic sea views and a perfect spot for al fresco dining or entertaining.

The ground floor is equally impressive, featuring a spacious reception hall that leads to four/five well-proportioned double bedrooms, a stylish family bathroom, and a separate shower room—both equipped with underfloor heating. A flexible reception room provides additional living space or can be used as a fifth bedroom, with direct access to the landscaped rear garden.

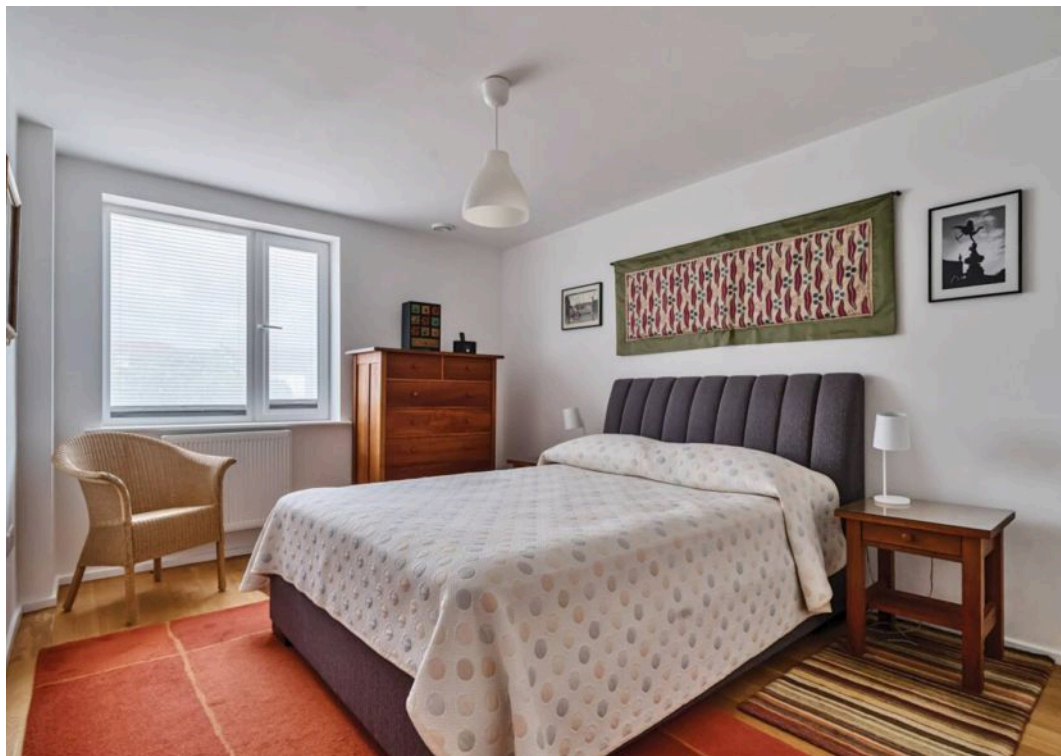
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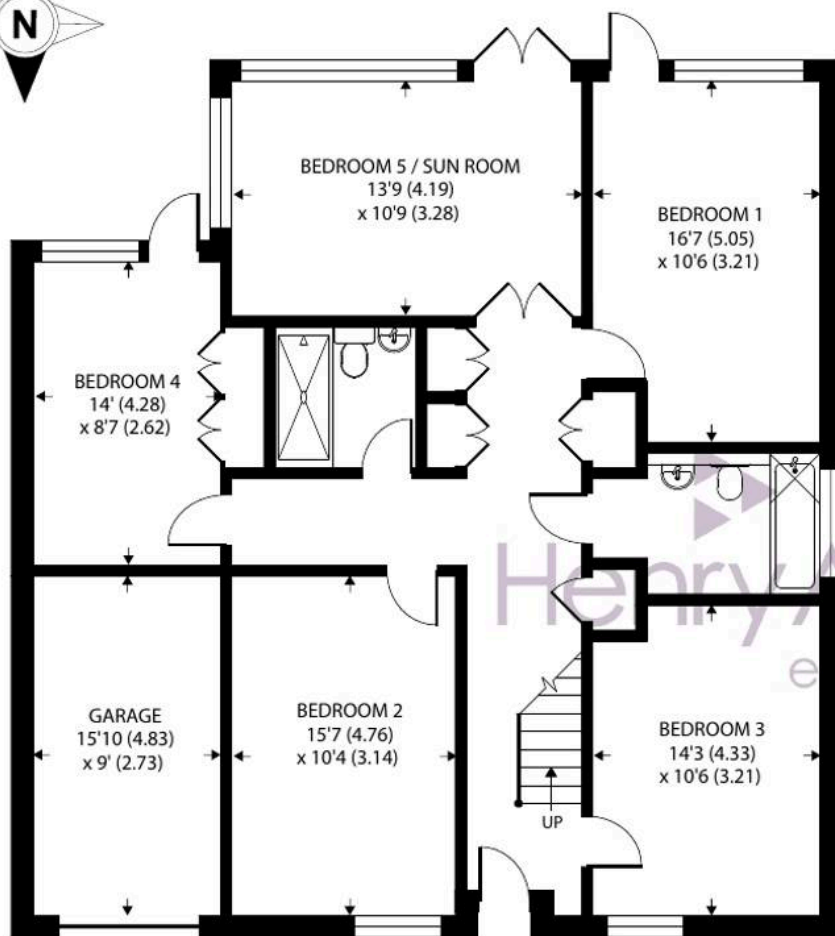




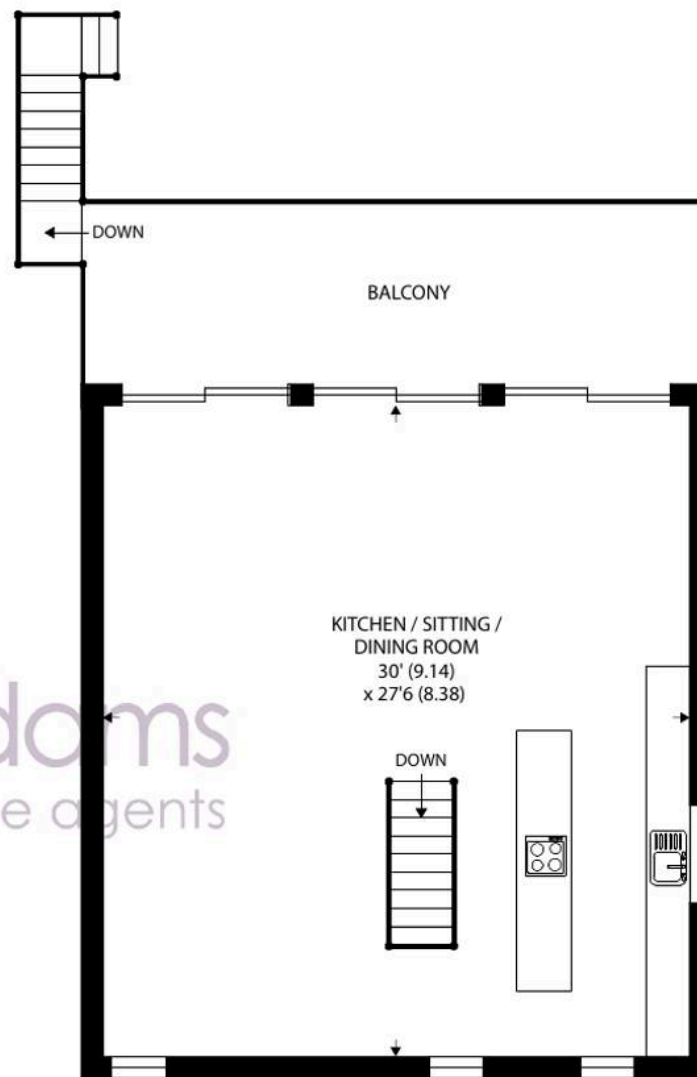








GROUND FLOOR



FIRST FLOOR

## Manor Way, Elmer, Bognor Regis

Approximate Area = 1984 sq ft / 184.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 2119 sq ft / 196.8 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). © nichecom 2025. Produced for Henry Adams. REF: 1324455

Throughout the home, a mechanical ventilation and heat recovery system ensures energy efficiency and year-round comfort.

Externally, the property boasts ample off-road parking and a garage/store to the front. The beautifully landscaped rear garden includes a lush lawn, a large composite deck and architectural planting beds. At the end of the garden is a large private beachside terrace offering uninterrupted views of the sea and the perfect coastal escape.

Manor Way is located on the popular Elmer Sands, a private estate adjoining the beach and within a short distance to the east of the Middleton-on-Sea village centre. For those interested in sailing, the Elmer Sands Boating and Angling Club is a very short walk down from the property and has private boat berths, a small club house and launching facilities. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a mainline rail link to London Victoria.

What3Words/// slave.loves.pokes

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

Council Tax Band: F

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)

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.