



33 Elm Drive, Elmer Sands

Guide Price £575,000

 Henry Adams
estate agents



33 Elm Drive

- Detached Chalet House
- Generous Sitting Room
- Family/Dining Room
- Kitchen
- Four Bedrooms
- Shower Room
- Bathroom
- South-Easterly Aspect Garden
- Ample Off-Road Parking
- Timber Garaging and Workshop

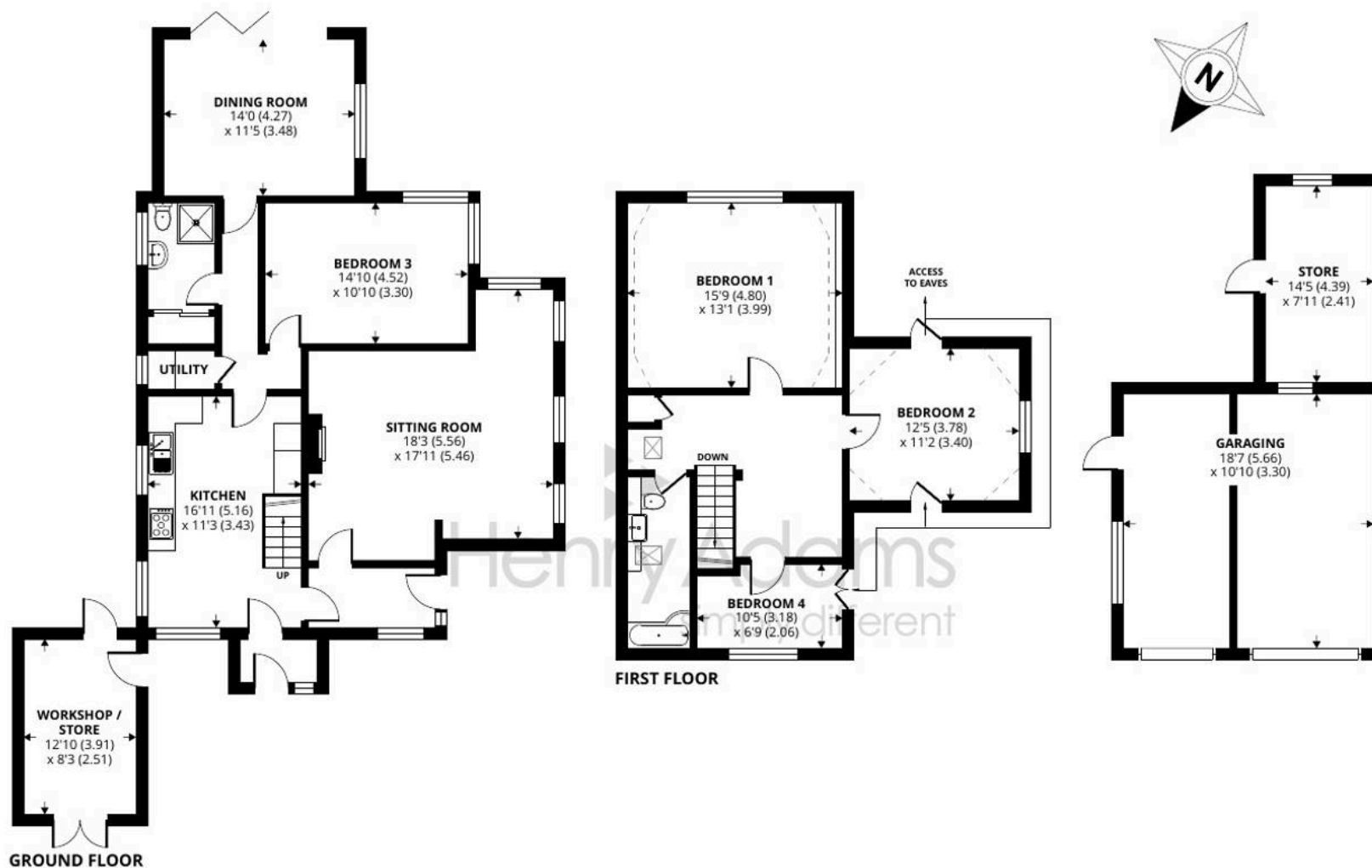
Situated within easy walking distance of the beach in a popular private road in Elmer Sands, this well presented detached chalet style house would equally suit those seeking a seaside retreat, upsize or downsize.

Currently the accommodation includes a generous sitting room, which has a fireplace with a feature stone surround and multiple windows letting in plenty of natural light. Along the hall the kitchen/breakfast room is fitted with a range of Shaker style cabinetry complete with an integrated dishwasher, oven and hob along with access out to the north side of the property. Next to the kitchen, there is a family room/dining room/snug with bi-fold doors opening out to the rear garden. A double bedroom, shower room and utility area complete the ground floor accommodation.

Stairs from the kitchen rise to the first floor which is home to two double bedrooms and a single bedroom each served by the family bathroom. An area ideal for a desk/study area will also be found on the landing.







Elm Drive, Bognor Regis

Approximate Area = 1673 sq ft / 155.4 sq m

Garaging & Store = 455 sq ft / 42.2 sq m

Workshop / Store = 106 sq ft / 9.8 sq m

Total = 2234 sq ft / 207.5 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 2023. Produced for Henry Adams. REF: 992939

Outside, to the front of the property there is ample off-road parking with two separate entries which could be adapted to provide an in-and-out horseshoe driveway. There is also ample timber garaging and a store/workshop on the southern boundary plus a further single timber workshop to the other side. The rear garden enjoys a south-easterly aspect and has a decked patio with a good expanse of lawn lined with mature plants and shrubs. A gate at the far end leads to a further area of hidden garden and a greenhouse.

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.

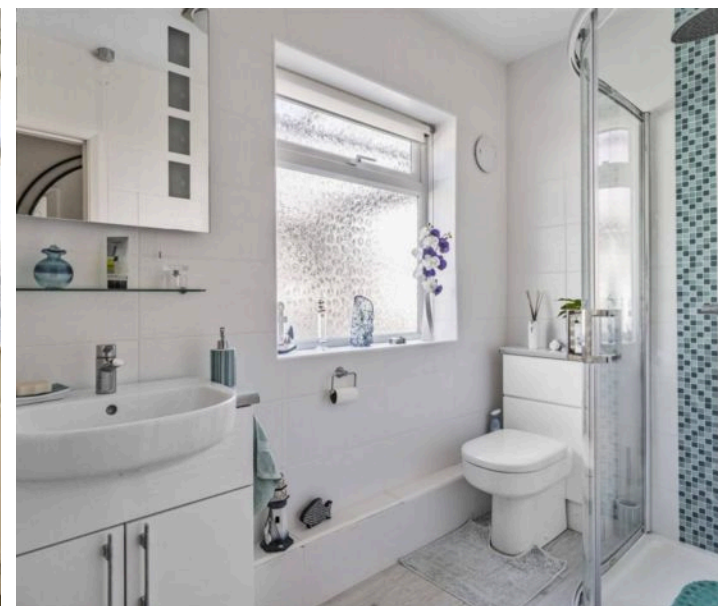
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Private Road Charge: We understand the private road charge is currently 150 p.a.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.