





## 7 Alleyne Way, Elmer Sands

An impressive and recently constructed home of generous proportions.



- ▶ **Bespoke Design**
- ▶ **Private Waterside Estate**
- ▶ **An Impressive 2,280 sqft**
- ▶ **Three Bath/Shower Rooms**
- ▶ **38ft Kitchen/Dining/Family**
- ▶ **High Specification**
- ▶ **Sea Glimpses from First Floor**
- ▶ **Four Double Bedrooms**
- ▶ **Large Sitting Room**
- ▶ **No Onward Chain**

Recently constructed by the current owners, this impressive, high specification coastal home has been designed to offer generous accommodation throughout and is positioned just yards from the beach on the Elmer Sands private Estate. Offered for sale with the advantage of no onward chain, the property would make a wonderful family home or holiday retreat.

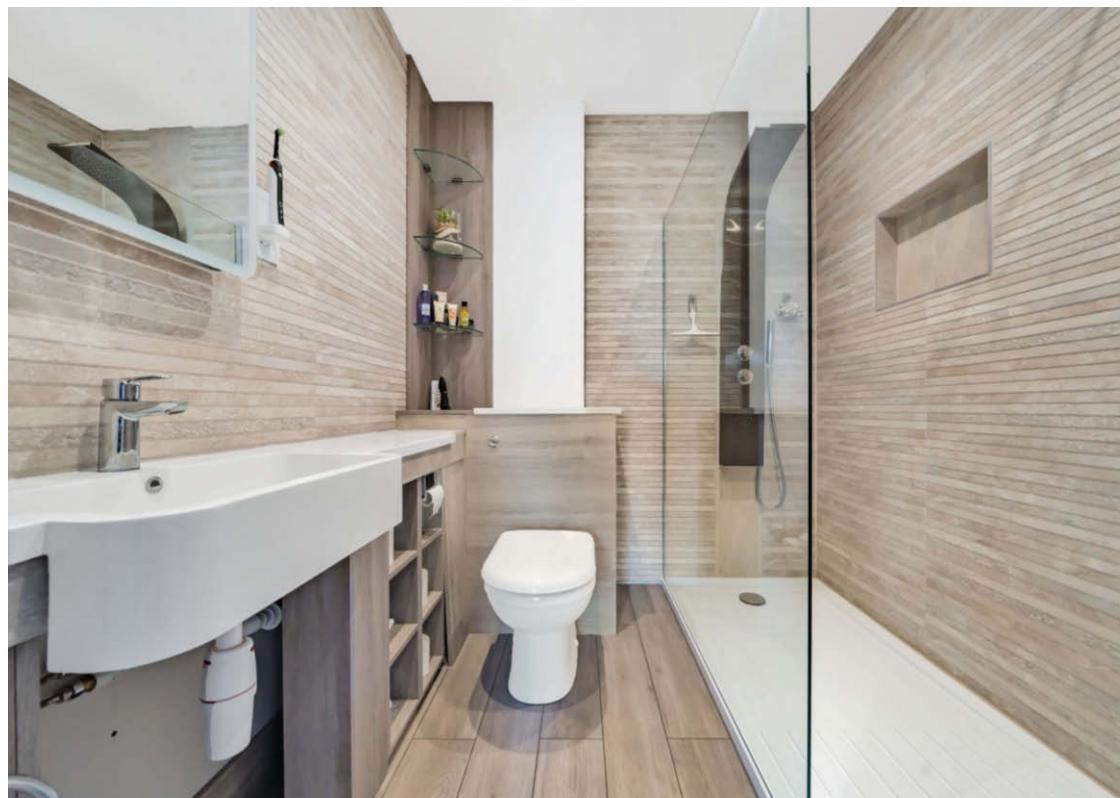
Boasting a spacious 2,280 sqft of accommodation, the ground floor of the property features polished concrete with underfloor heating throughout, a large sitting room with triple aspect and doors opening onto the rear garden, and the real wow factor kitchen/dining/family room. At over 38 ft in length, this impressive room is perfect for families or entertaining guests and focuses around the oversized island. There is also a walk-in larder store and two sets of doors to the rear garden. A cloakroom/WC completes the ground floor.

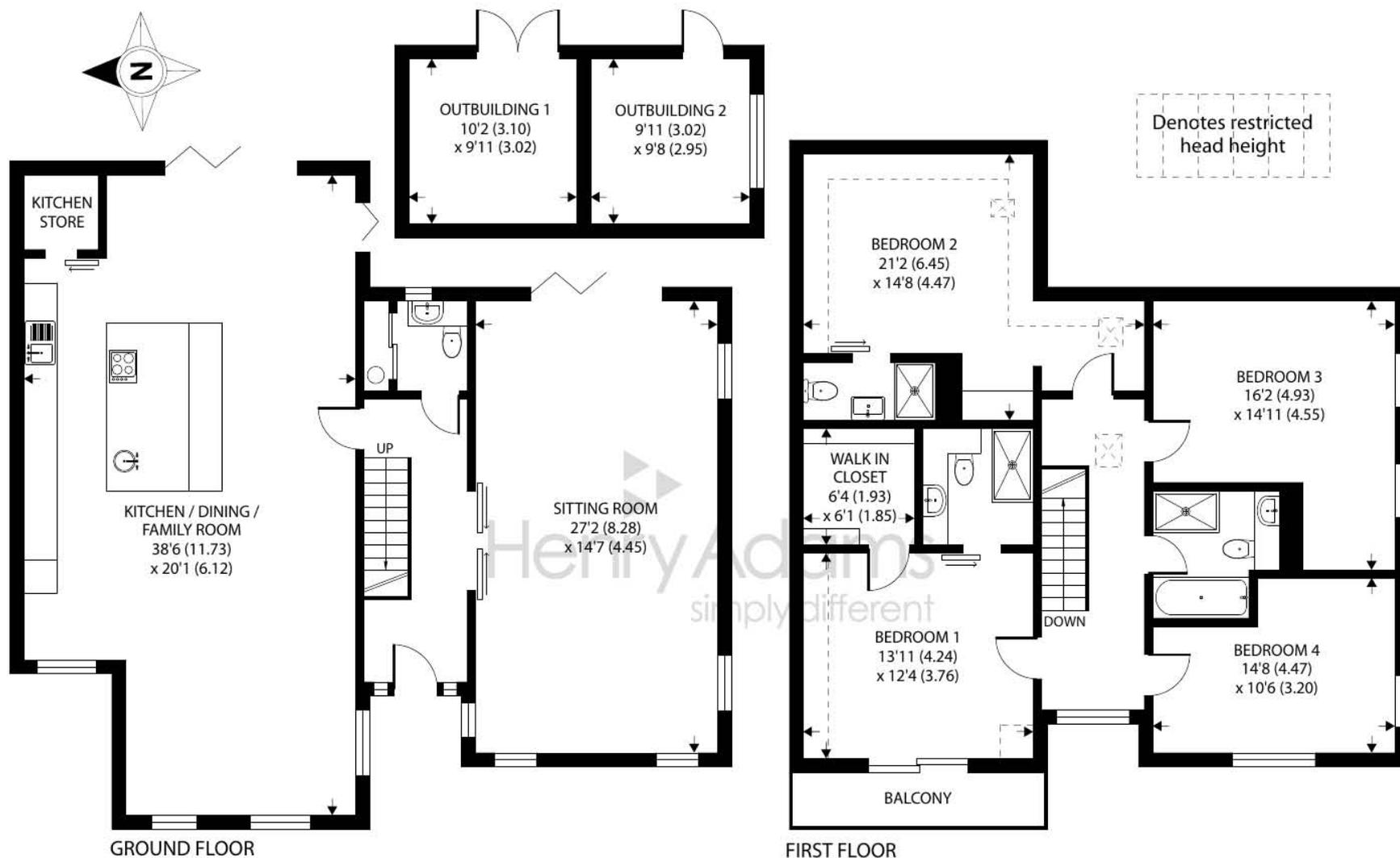
From the entrance hall, a designer staircase rises to the first floor landing where all four bedrooms will be found. The principal bedroom suite includes a walk-in wardrobe, en-suite shower room and access onto the private balcony which affords a distant sea view. The other three bedrooms are also double rooms with bedroom two also having an en-suite shower room. Bedrooms three and four are serviced by the family bathroom which has both a bath and separate walk-in shower.

Some contents is available for purchase by separate negotiation.









Approximate Area = 2280 sq ft / 211.8 sq m  
 Limited Use Area(s) = 82 sq ft / 7.6 sq m  
 Outbuilding = 197 sq ft / 18.3 sq m  
 Total = 2559 sq ft / 237.7 sq m

For identification only - Not to scale



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.

## Location

Elmer Sands is an idyllic private estate which adjoins the beach and has a resident's boatyard, recreation area and sandy coves created by the rock islands at low tide. Whilst there is a convenience store/post office at Elmer, more amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, newsagents/post office, hardware store and convenience store.

## Outside

Outside, the front garden provides ample off-road parking for a number of vehicles and there is a substantial timber store/workshop which is split into two sections and is ideal for storing beach kit.

The rear garden provides a good level of privacy and is of a low maintenance design using long lasting composite decking. 22/12/23

Council Tax Band: G

