



**3 Elm Drive**  
**Elmer, Bognor Regis,**  
**PO22 6JD**

**Offers in Excess of £600,000 Freehold**

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Looking back in time nearly 100 years, Elmer Sands was described in an advertising brochure as 'the happiest spot on the South Coast', and 'an unconventional holiday home community'. But over the years this 'holiday community' has become an area associated with a more permanent residency - a private estate with an atmosphere all of its own, reflecting the location bordering the private beach and the exclusivity of a gated community. Located some 150 yards from the beach, this property is a **DETACHED CHALET STYLE HOME** updated and extended by the present owners with **gas fired central heating, a wood burning stove and uPVC framed double glazing** plus the significant benefit of **SOLAR PANELS** contributing historically in excess of **£1,000.00** p.a. (tax free) back to the owners along with a **WATER SOFTENER**. Provision of a **ground floor wet room** gives a shower facility straight from the beach. The property offers well proportioned and flexible accommodation with a matured east facing rear garden extending to a total depth of some 80 ft or thereabouts. If the sound of this appeals to you, why not sample the Elmer Sands lifestyle. Contact **May's** for an appointment to view and see for yourself - perhaps you might like to bring your buckets and spades to test the beach !

**RECESSED PORCH:**

With composition 'stable' door to:

**DINING HALL:** 21' 2" x 11' 2" (6.45m x 3.40m)

(maximum overall measurements). Part tiled/part carpeted floors; 2 radiators; understairs storage cupboard.

**SITTING ROOM:** 19' 3" x 13' 2" (5.86m x 4.01m)

A double aspect room, south and west, with central fireplace having fitted log burner and flanked on both sides by fitted storage cabinets and book shelving; herringbone wood block floor; colonial style shutters; uPVC framed double glazed double doors to paved courtyard.

**KITCHEN:** 12' 4" x 11' 7" (3.76m x 3.53m)

(maximum measurements over units). Cottage style range of floor= standing drawer and cupboard units having timber worktops, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated dishwasher; space for range cooker having cooker hood over; water softener; cupboard housing gas fired boiler; radiator; door to:

**WALK-IN LARDER STORE:** 7' 10" x 5' 9" (2.39m x 1.75m)

Further door to:

**UTILITY ROOM:**

With space and plumbing for washing machine, plus tumble drier; adjacent shelved storage cupboard; radiator; door to:

**WET ROOM:**

Fully tiled with electric shower unit; wash basin; radiator; door to rear providing ready access for the return from the beach!

**CLOAKROOM:**

With combination washbasin/W.C.; part tiled walls; radiator.

**BREAKFAST ROOM:** 12' 0" x 11' 0" (3.65m x 3.35m)

A double aspect room, south and east catching the morning sun, allowing views over the garden with uPVC framed double glazed double doors to patio; radiator; 'velux' roof lights.

**GROUND FLOOR BEDROOM 3/MUSIC ROOM:** 11' 9" x 10' 3" (3.58m x 3.12m)

Radiator.

**GROUND FLOOR BEDROOM 4/OFFICE:** 11' 9" x 10' 3" (3.58m x 3.12m)

Wash basin; radiator.

**LANDING:**

Accessed via dog-leg staircase; trap hatch with ladder to boarded and insulated roof space; radiator; airing cupboard.

**BEDROOM 1:** 18' 10" x 8' 4" (5.74m x 2.54m)

to face of full width range of built-in wardrobe and shelved storage cupboards; A double aspect room, west and east, 2 radiators.

**BEDROOM 2:** 12' 0" x 9' 0" (3.65m x 2.74m)

Radiator; access to large eaves storage space; opening to:

**DRESSING AREA:** 8' 3" x 7' 2" (2.51m x 2.18m)

Radiator.

**SHOWER ROOM/W.C.:**

With matching white suite of fully tiled shower cubicle; pedestal wash basin, bidet, close coupled W.C.; high level storage cupboard; heated towel rail.

**Cont.....**

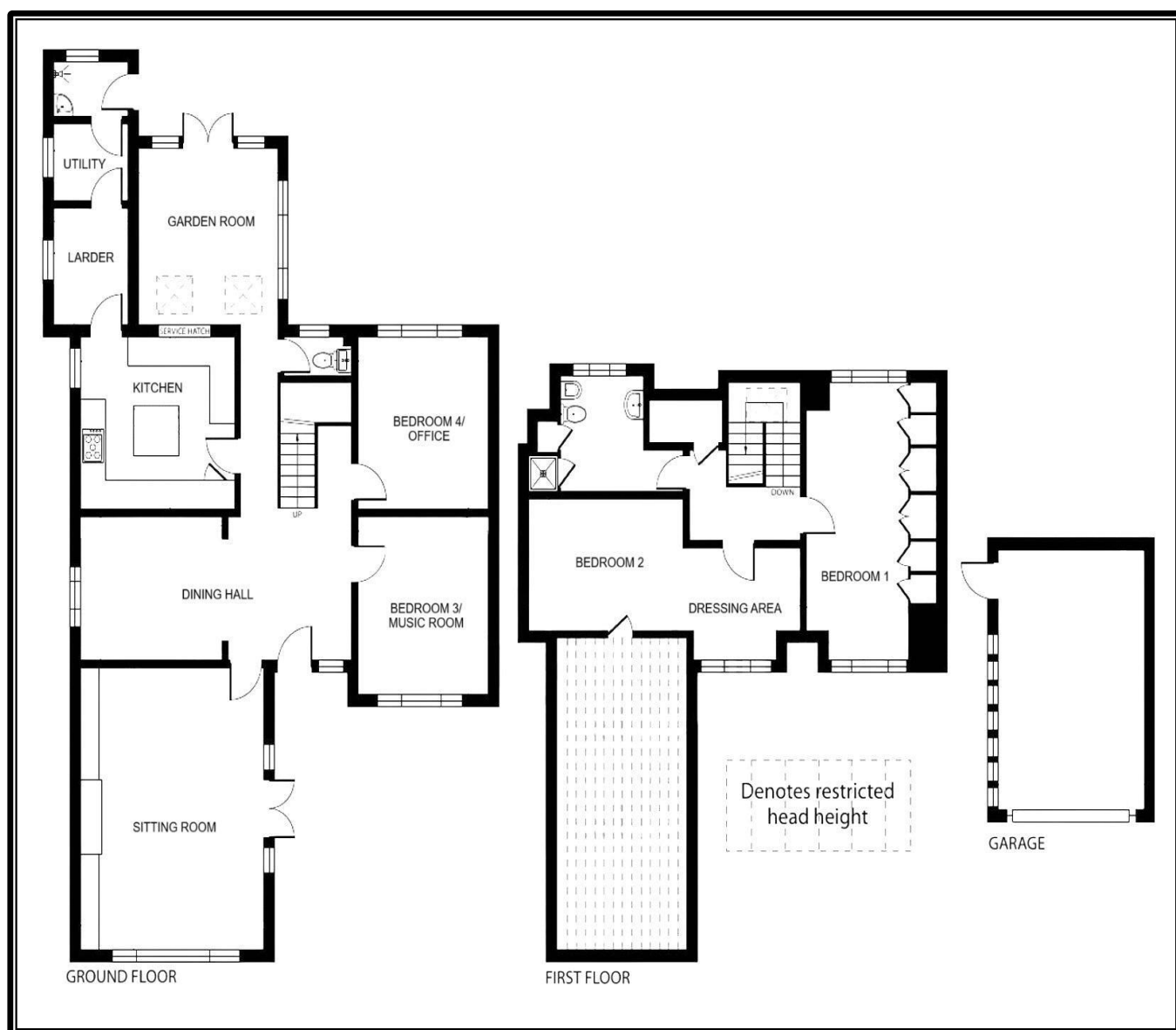
## OUTSIDE AND GENERAL:

### **GARAGE:** 17' 6" x 11' 0" (5.33m x 3.35m)

Of concrete sectional construction with electrically operated up and over door; power and light; personal door to side. ALUMINIUM FRAMED GREENHOUSE; TIMBER GARDEN STORE; POLYCARBONATE STORE SHED.

### **GARDENS:**

The REAR GARDEN faces roughly east and is sub-divided into two distinct sections, that adjoining the house is laid to paved patio whilst the remaining area (some 64 ft x 40 ft) is laid to lawn and surrounded by matured rose, flower and shrub borders plus fruit trees. with gateway access to footpath. The FRONT GARDEN is similarly divided into a paved entrance courtyard with further lawned section screened by mature shrub hedging. A tarmacadam drive leads to the Garage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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