



ALLEYNE WAY

ELMER SANDS | WEST SUSSEX | PO22 6JZ

SW

Sims Williams

- Modern Detached House
- Newly Built
- Four Bedrooms
- Three Bathrooms
- South Facing Balcony
- Open Plan Living Space
- Ample Parking & Garage
- Private Estate
- 70m From Beach

Alleyne Way is a highly sought-after location for residents due to its close proximity to the seafront. Felpham and Middleton-on-Sea villages offer a range of local amenities, including shops, pubs, and restaurants and the nearby town of Bognor Regis offers even more options. The area also benefits from excellent transport links, with regular bus services and train stations close by. The Cathedral city of Chichester offers a range of benefits, including the city's cultural attractions, shops and restaurants, the surrounding area is also rich in natural beauty, with the stunning South Downs National Park and The Goodwood Estate.

Newly built to a high specification throughout, this contemporary home offers light filled versatile accommodation arranged over two floors, with the design centering around MMC (Modern Methods of Construction) and incorporating MVHR (Mechanical Ventilation and Heat Recovery) system.

The spacious entrance hall features elegant stairs leading to the first floor and provides access to three large double bedrooms and two family bathrooms. At the rear, there is a door leading to the garden and further access to a kitchen/utility room equipped with ample space and plumbing for appliances.

The expansive open plan living space, located on the first floor, offers views of the sea through its sliding doors and balcony, allowing natural light to flood the area. The living room is both bright and spacious with a striking vaulted ceiling, a stylishly designed gas fire as a focal point and windows that provide views of the garden at the rear. The modern kitchen is fitted with sleek, contemporary units, integrated appliances and a practical central island unit complete with a breakfast bar. Additionally, the space allows for ample room for a dining table and seating areas.

Off the living room is the master bedroom with its own south facing balcony and full en-suite with shower and separate bath.

The rear garden is well-maintained, bordered by flower beds. It also features a paved patio area and a raised vegetable patch. Additionally, the garden offers access to a fully refurbished tandem garage. There are convenient side access' both sides of the property leading to the front of the property, where you'll find a gravel driveway providing generous off-road parking space.

There is an annual estate charge for the private estate of £150 per annum.













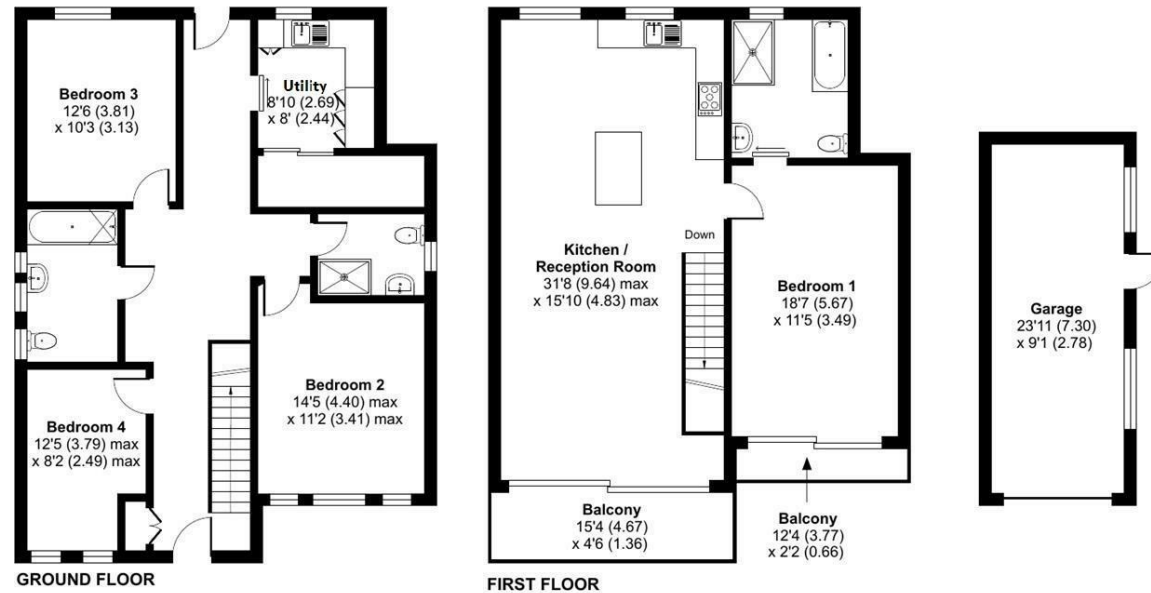
EPC Band - Current - B Potential - A

Council Tax Band F

From the A259 turn southwards towards onto the B2132 Yapton Road. At the 2nd roundabout turn left into Elmer Road. Continue along Elmer Road to the very end and go through the gates into the Elmer Sands Estate. Continue on Manor Way into Sea Way and the property can be found on the left of Alleyne Way.

Alleyne Way, Bognor Regis, PO22

Approximate Area = 1710 sq ft / 158.8 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 1928 sq ft / 179.1 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). © ncthemcom 2024. Produced for Sims Williams. REF: 1147920



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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