8 Sea Way, Elmer

Guide Price **£575,000**

Henry Adams
estate agents

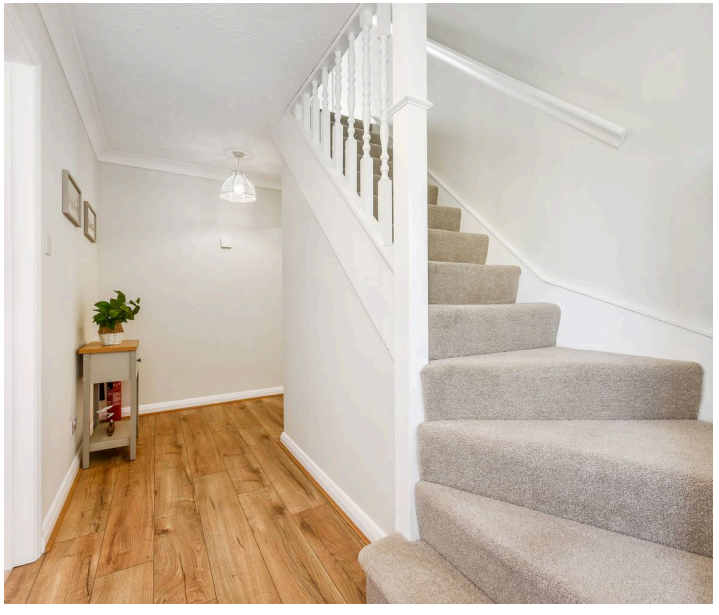
8 Sea Way

- Recently Modernised Detached House
- Private, Elmer Sands Estate
- 'Yards' to the Beach & Sea Glimpses
- 1,373 Sq Ft in Total
- 3 First Floor Bedrooms
- Modern Kitchen & Utility Room
- Open Plan Sitting-Dining Room
- Westerly Rear Garden
- Driveway & Garage
- No Onward Chain

This immaculate coastal house has been recently renovated and improved by the present owners, and is now offered for sale with the advantage of no forward chain. Positioned within very close proximity to the beach, this property would make a wonderful permanent residence or weekend retreat, and has been successfully run as a holiday let.

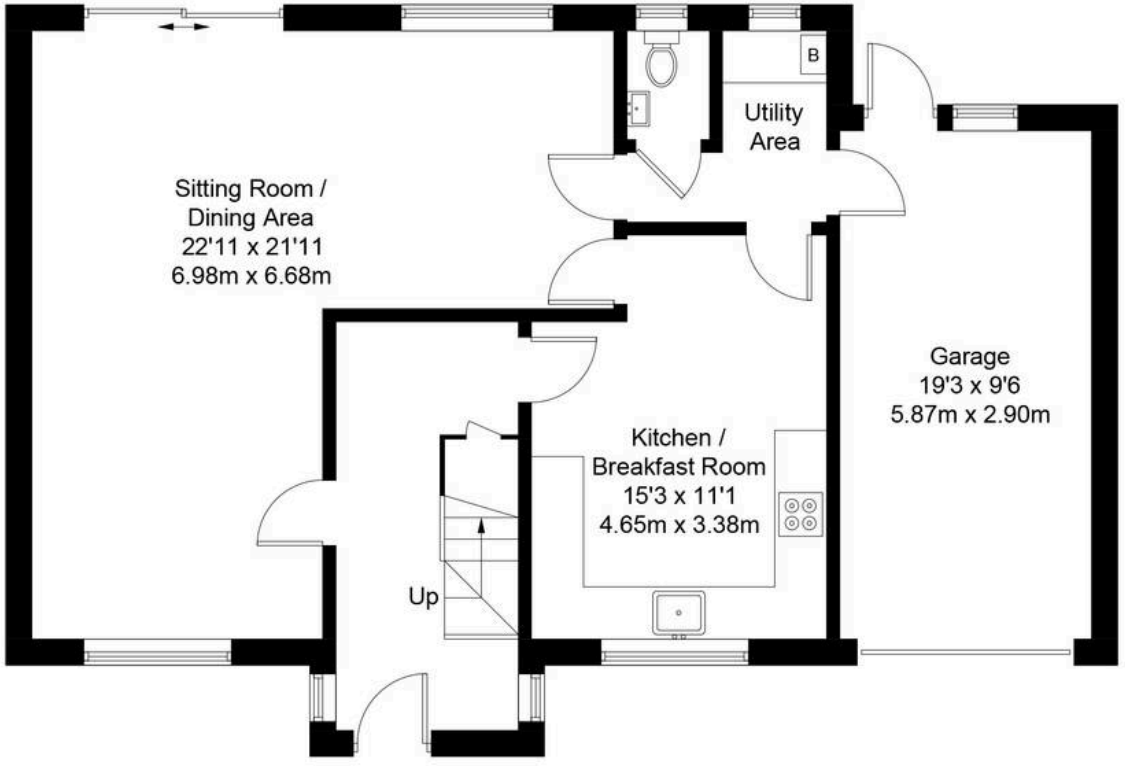
The accommodation comprises a large open plan sitting-dining room that is double aspect and has doors opening to the rear garden. The spacious kitchen-breakfast room has been modernised and finished to a high standard including oven, hob, filter hood and dishwasher. From here, a door to the garage, a separate utility and downstairs toilet will be found.

Stairs rise from the entrance hall to the first floor landing where the airing cupboard, family bathroom and all three bedrooms will be found. The bathroom has also been modernised and benefits from a separate shower cubicle as well as a bath.

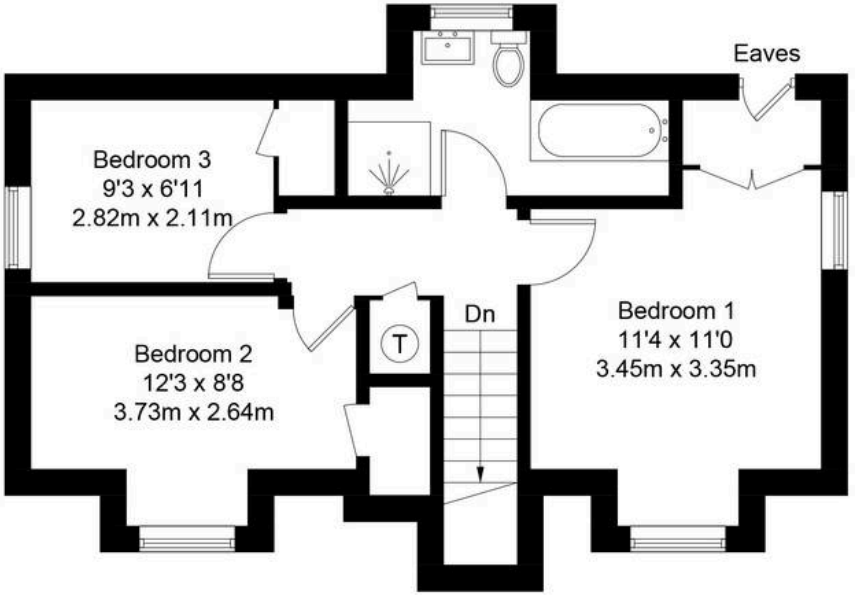


8, Sea Way, PO22 6JX

APPROXIMATE GROSS INTERNAL AREA = 1373 SQ FT / 127.6 SQ M
(INCLUDING GARAGE)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them

Outside, to the front there is an area of garden, driveway and attached single garage. To the rear is a west facing garden offering a good level of privacy, mainly laid to lawn with a large patio area.

Sea 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 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 ///bullion.flames.trooper

Private Estate Charge: TBC

Council Tax band: F

Tenure: Freehold

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

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.