



## 3 Elm Drive, Elmer Sands

Guide Price £695,000 Freehold







## 3 Elm Drive

Elmer Sands, Bognor Regis

- Close to Beach
- 1,811 Sqft (excluding Garage)
- Flexible Accommodation
- 4 Bedrooms, 3 Reception Rooms
- Kitchen, Pantry & Utility
- 2 Shower Rooms
- Solar Panels & Wood Burner
- Generous Rear Garden
- Ample Parking & Garage

Located within close proximity to the picturesque beachfront, this generously proportioned property offers the opportunity to enjoy a coastal lifestyle. With its desirable location and flexible accommodation this property would make a wonderful family home, weekend retreat, or be perfect for those seeking a coastal move for retirement.

The property is approached via the gated driveway providing off-road parking and leading to the detached garage. Once inside the accommodation measures 1,811 sqft and briefly comprises: A welcoming entrance-dining hall with ample space for a large table, ideal for those special occasions. To the front of the property is the generous sitting room with attractive parquet flooring and wood burner, a delight on cosy winter evenings.

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## Elm Drive, Elmer Sands

Approximate Area = 1811 sq ft / 168.2 sq m

Limited Use Area(s) = 221 sq ft / 20.5 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 2233 sq ft / 207.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1228546



Towards the rear of the property is the kitchen which has been extended to provide a separate walk-in pantry, utility room and shower room with door to the garden, ideal for returning from the beach! The rear extension also incorporates the breakfast room with French doors to the garden. The ground floor also provides two double bedrooms, which are currently utilised by the present owners as office and music rooms. A cloakroom/WC completes the ground floor. Stairs from the dining hall rise to the first floor where a further shower room and two further double bedrooms will be found. The principal bedroom includes a range of built-in storage whilst the second bedroom includes access to a large eaves store.

Stepping outside, you are greeted by a generous rear garden that provides a good level of privacy and a delightful south-easterly aspect. The rear garden is mainly laid to lawn with a large area of patio and greenhouse. The property includes solar panels which are fully owned and which provide both a substantial source of electricity and tax-free cash payments.

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 Estate Charge: approximately £170 p.a.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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