



24 Elm Drive, Elmer Sands

Guide Price £465,000



## 24 Elm Drive

- Detached Chalet Style House
- Private Beach Estate
- 1,584 Sq Ft Accommodation
- Sitting Room with Log Burner
- Kitchen/Breakfast Room
- Dining Room & Conservatory
- Three Bedrooms
- Bathroom & Shower Room
- West Facing Garden
- Driveway & Garage

Situated on the popular private beach estate of Elmer Sands, this detached three bedroom house offers spacious and versatile accommodation, just moments from the seafront.

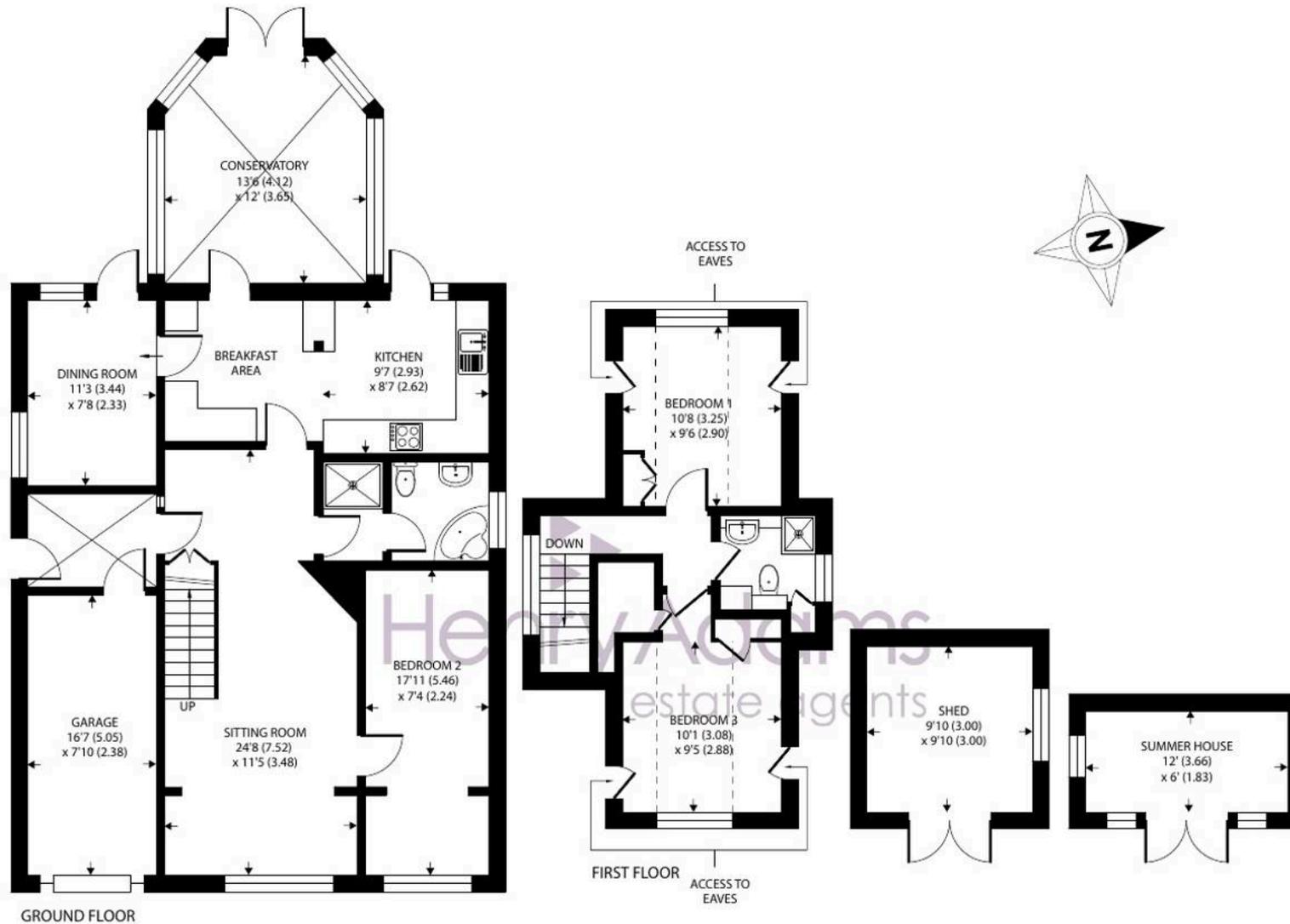
The ground floor opens into a welcoming entrance hall leading through to a sitting room which has been extended to create a bright and comfortable living space, complete with a log burner. The kitchen is positioned across the rear of the property and offers a good range of storage, overlooking the garden and opening into the conservatory and breakfast area, which in turn leads through to a separate dining room. Bedroom two is also located on the ground floor and sits next to the family bathroom, which features a bath and a separate shower cubicle.

On the first floor, there are two further bedrooms along with a shower room.









## Elm Drive, Bognor Regis

Approximate Area = 1181 sq ft / 109.7 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuildings = 169 sq ft / 15.7 sq m

Total = 1584 sq ft / 147 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). © natchecom 2026. Produced for Henry Adams. REF: 1422694

Outside, the property benefits from ample parking on a private driveway and a garage. The rear garden faces west and is mature and well established, being mainly laid to lawn with a variety of shrubs, and also includes a timber summer house and garden shed.

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.

What3Words ///unsigned.elastic.conclude

Estate Charge: We understand the estate charge is approximately £195 p.a.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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