



12 Central Drive, Elmer

Guide Price £575,000



# 12 Central Drive

- Detached Chalet Style Property
- Private Road Close to the Beach
- Sitting Room & Kitchen/Breakfast Room
- Orangery
- Cloakroom/Utility
- Two Ground Floor Double Bedrooms (One With En-Suite)
- Two First Floor Bedrooms (One With Balcony & Sea View)
- 1,614 Sq Ft Accommodation
- Garage And Driveway
- No Onward Chain

Situated on a private beach estate in the highly desirable coastal village of Middleton-on-Sea, this beautifully presented four bedroom detached home enjoys an enviable position just one row back from the water. The property offers flexible and well-balanced accommodation, ideal for families, those seeking a coastal retreat, or buyers looking to downsize without compromising on space. Nearby twittens lead directly to the foreshore and beach beyond, allowing easy access to the sea just moments away. This excellent location, combined with the home's flexible accommodation and coastal charm, makes it a property that simply must be seen to be fully appreciated. The property is also offered with no onward chain.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall that opens into a charming sitting room. This inviting space features an attractive log burner and stylish shuttered windows, perfectly complementing the relaxed beachside atmosphere.

Estate Charge: We understand the estate charge is currently £130 p.a.

EPC Energy Efficiency Rating: C

Tenure: Freehold & Council Tax band: D

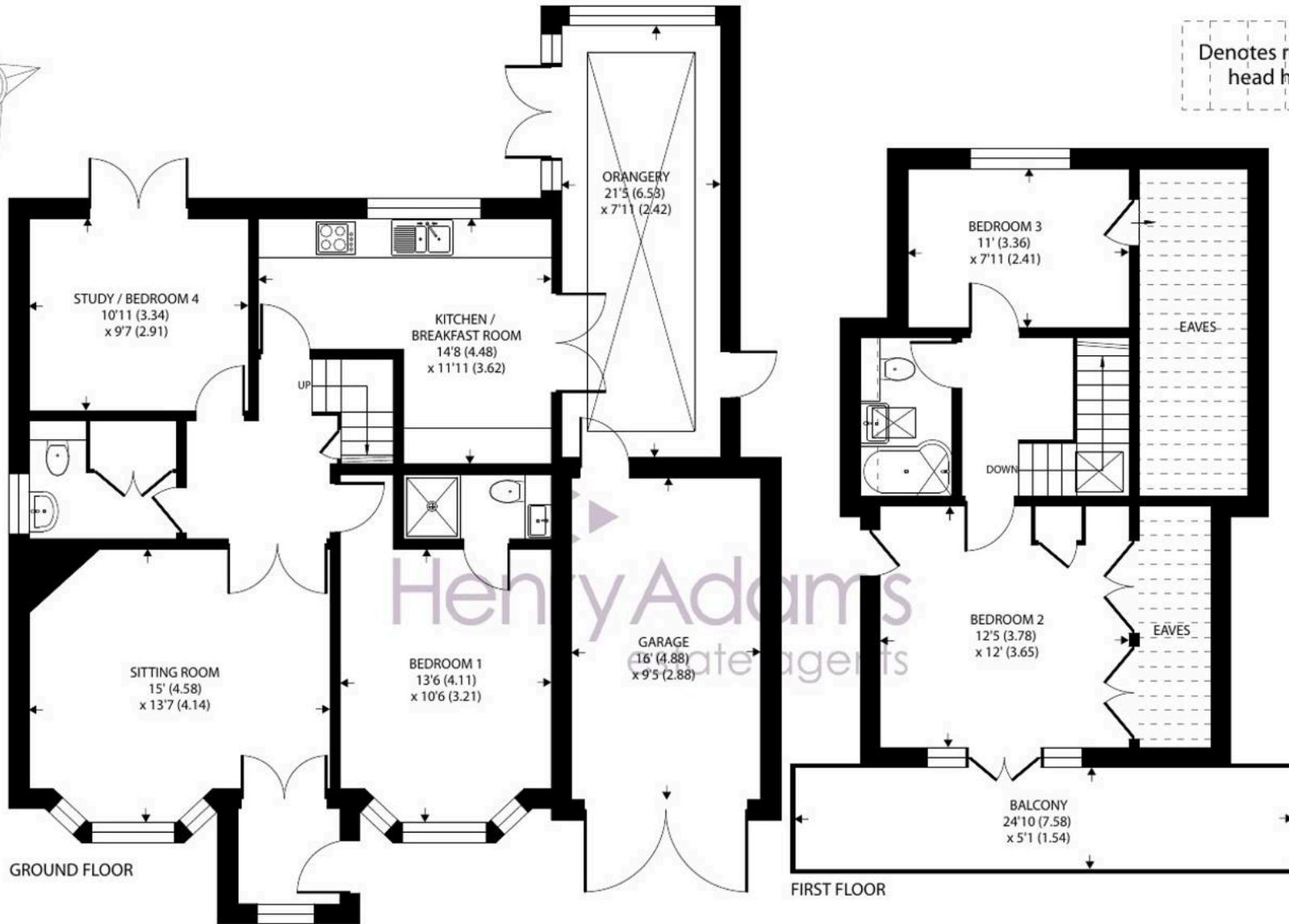








Denotes restricted head height



## Central Drive, Elmer, Bognor Regis

Approximate Area = 1309 sq ft / 121.6 sq m

Limited Use Area(s) = 154 sq ft / 14.3 sq m

Garage = 151 sq ft / 14 sq m

Total = 1614 sq ft / 149.9 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: 1426098

Moving through the sitting room, an inner hall leads to the kitchen, positioned at the rear of the property. The kitchen is well equipped with a range of cupboards and generous worktop space, along with integrated appliances. It opens seamlessly into a bright orangery with a striking sky lantern that floods the space with natural light. This versatile area provides an additional place to relax while overlooking the garden and also serves as an excellent dining and entertaining space.

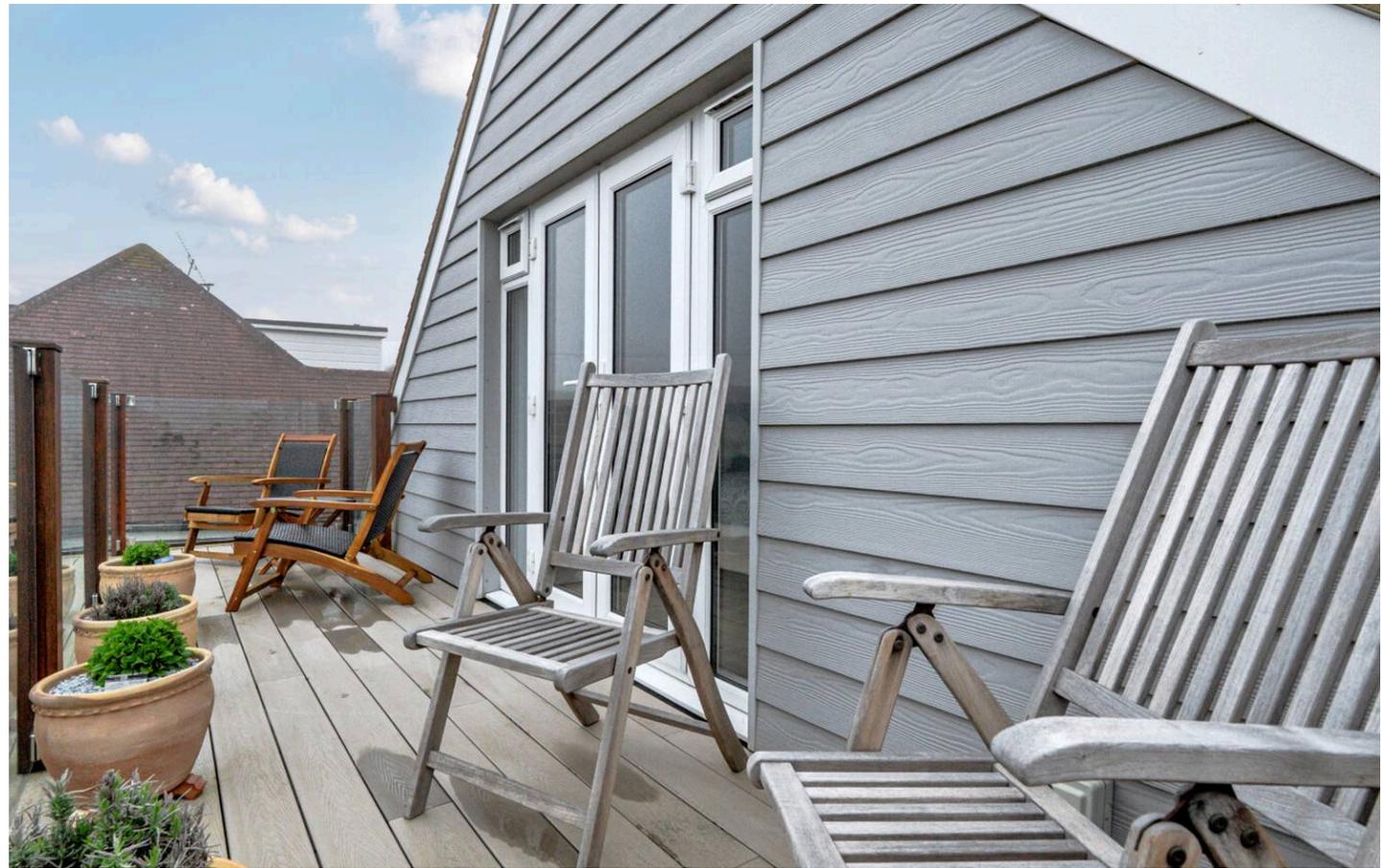
The ground floor also benefits from two double bedrooms. Bedroom one enjoys a pleasant southerly aspect and features its own en-suite shower room. Bedroom four, currently used as a study, overlooks the garden and has double doors opening directly onto the outside space. A cloakroom with a useful utility cupboard, providing plumbing and power for laundry appliances, is located along the hall.

Upstairs, there are two further bedrooms, both offering ample eaves storage and served by the family bathroom. Bedroom two enjoys a southerly aspect and features a balcony with views of the sea between the front-row houses.

Outside, a driveway provides off-road parking and leads to a garage, which also benefits from an internal door through to the orangery for added convenience. The rear garden has been thoughtfully landscaped and includes areas of lawn, decked seating areas and a patio, ideal for outdoor dining. A further highlight is the cedar and timber greenhouse at the far end of the garden, perfect for keen gardening enthusiasts.

Central Drive is a private beach estate offering easy access for the residents on to the beach and is located to the east of Middleton-on-Sea village. Middleton offers a number of local facilities and amenities including a post office, a doctor's surgery, a pharmacy, local schools and a sport/social club. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

What3Words ///signature.suppers.direct





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://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.