



10 Central Drive, Elmer

Guide Price £430,000



10 Central Drive

- Detached Upside Down House
- Private Beach Estate
- Stone's Throw from the Beach
- Three Double Bedrooms
- Wrap-Around South Facing Roof Terrace
- Generous Garage
- No Onward Chain
- Sea Glimpses

A quirky and characterful upside down house, enviably situated along a private beachfront road with sea glimpses and direct access to the waterfront via a number of charming twittens leading to the water's edge, ideal for those with a love of coastal living and water activities.

Approached via a gravel driveway, the property offers bright and versatile accommodation with the principal living space positioned on the first floor to take advantage of its elevated setting and outlook. The semi open-plan sitting room and kitchen feature large south-facing picture windows and double doors opening onto a wrap-around roof terrace extending along two sides of the property. Although the terrace would benefit from some repair and updating, it offers a wonderful space for outdoor dining, entertaining or simply relaxing whilst enjoying views towards the sea across the road. A bathroom is also located on this level.

On the ground floor are three double bedrooms and a family bathroom fitted with both a bath and separate shower cubicle. Bedroom one benefits from fitted wardrobes, whilst bedroom three enjoys double doors opening directly onto the rear garden.







Central Drive, Elmer, Bognor Regis

Approximate Area = 1111 sq ft / 103.2 sq m

Garage = 209 sq ft / 19.4 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1392 sq ft / 129.2 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 2026. Produced for Henry Adams. REF: 1464637

The garden is predominantly laid to lawn with mature planting and established bordering shrubs, creating a private and peaceful outdoor space. The property also benefits from a substantial garage measuring in excess of 25ft in length, offering excellent storage, workshop potential or space for water sports equipment.

Whilst the property does require some updating and improvement it presents an exciting opportunity for buyers looking to create a unique coastal home. Equally suited as a main residence, holiday retreat, or for those looking to upsize or downsize. This delightful home is also offered to the market with no onward chain.

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 ///tweed.pizza.troubled

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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.