

ELM DRIVE

Elmer

West Sussex



£425,000 Freehold

Well presented, light and bright 3-bedroom bungalow a few minutes' walk to the beach

FEATURES:

- Sitting room with view over rear garden
- Open plan kitchen diner opening into sitting room
- Three bedrooms and shower room
- Pretty rear, enclosed rear garden, driveway parking at front
- Large loft space

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SITUATION

The property is situated on the Private Elmer Sands Estate in one of the desirable and quiet lanes within easy reach of the beach. Close by, the villages of Middleton-on-Sea and Felpham village offer a wide range of amenities and a choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester located within a 10 mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

19 Elm Drive is a detached bungalow with good size rear garden and open plan living space. From the entrance and corridor there are doors to bedroom 1 and 2 with front aspect. Bedroom 3 and the family shower room are located toward the rear of the property. There is a large open plan kitchen diner with fitted units and front aspect which also opens into the light and bright, spacious sitting room which is at the rear of the bungalow and has sliding doors and views over the large rear garden. There is also a spacious rear lobby with a door to the rear. The loft is approximately 25ft x 21ft and accessible from a hatch in the rear lobby. The gardens have been lovingly maintained and consist of lawned and landscaped areas with good size terraces adjacent to the property. There are also raised planters at the bottom of the gardens and two sheds. At the front of the property there is a driveway with off-road parking for at least three vehicles.

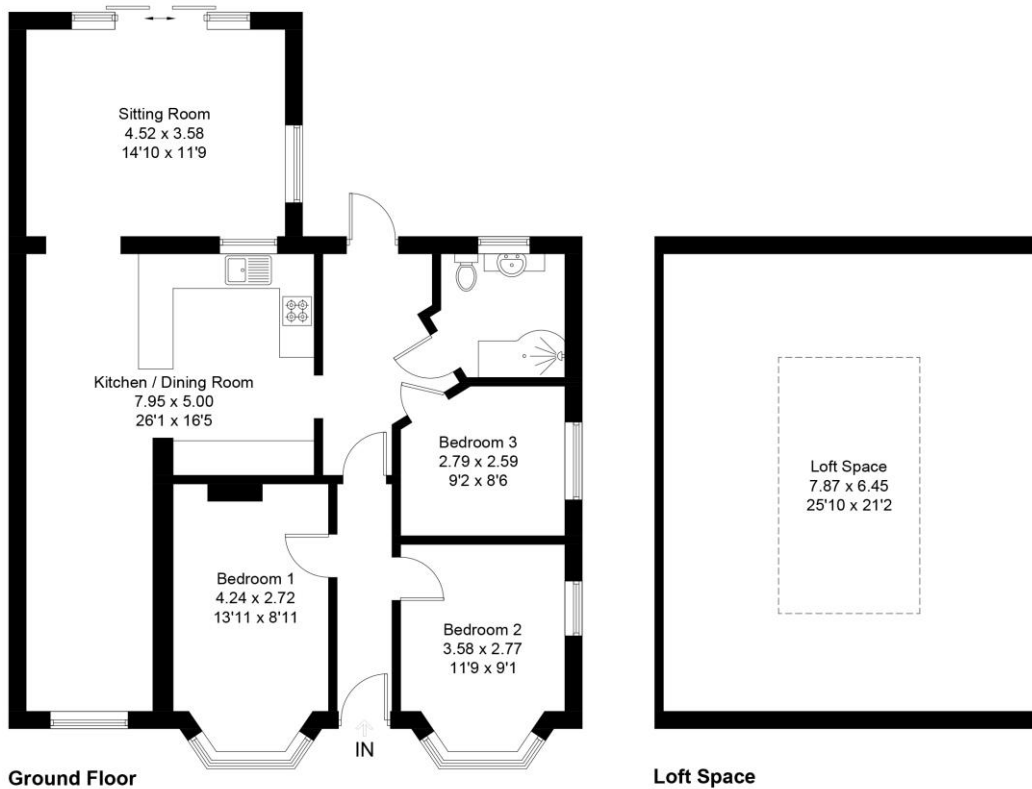
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
19 Elm Drive, Elmer PO22 6JE



FLOOR PLAN:

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft
Loft Space = 51.3 sq m / 552 sq ft
Total = 146 sq m / 1571 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID744902)

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