





26 Sea Way, Elmer Sands

A well presented detached family home on a private beach estate.



- ▶ **Detached Family Home**
- ▶ **Conservatory**
- ▶ **Four Bedrooms**
- ▶ **Balcony**
- ▶ **Parking and Garage**
- ▶ **1,814 Sqft Accommodation**
- ▶ **Utility Room**
- ▶ **Two Generous Bathrooms**
- ▶ **Sea Glimpse**
- ▶ **West Facing Garden**

This well presented family home is situated within very close proximity of the beach on the Elmer Sands private estate. The present owner has updated and improved the property, making this a wonderful family home or weekend retreat.

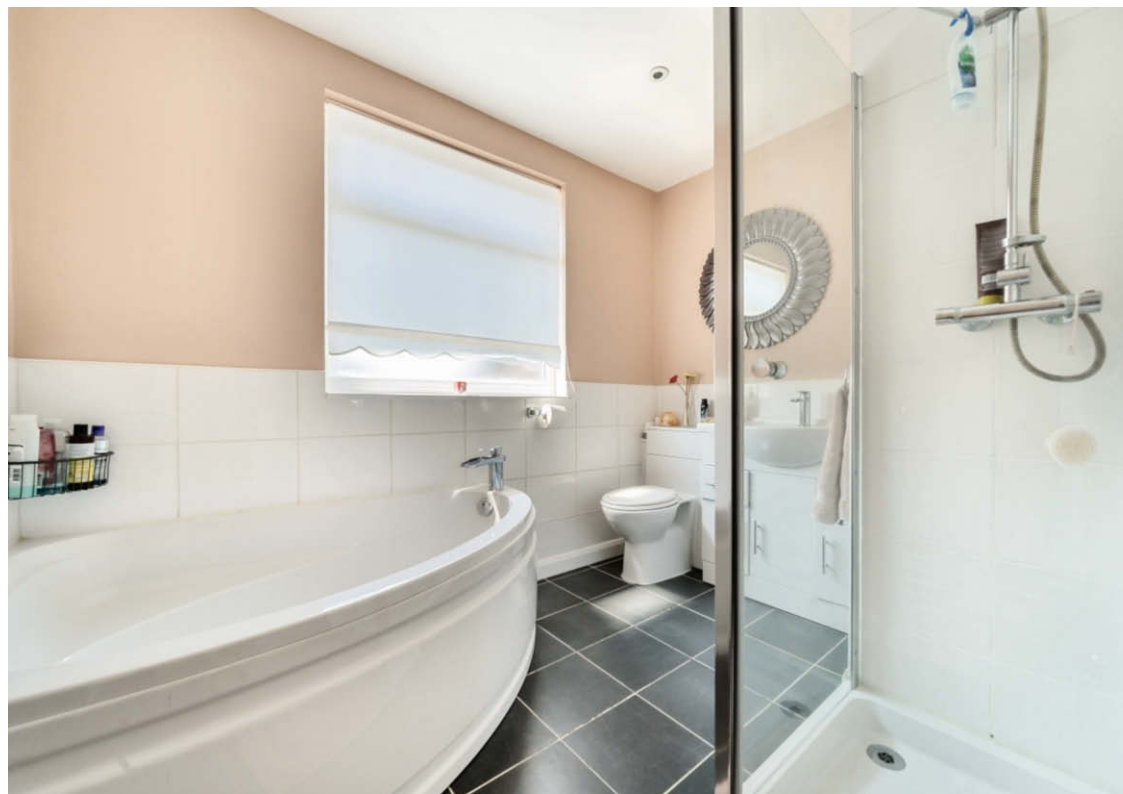
The accommodation itself measures 1,814 sqft (including the garage) and briefly comprises, three first floor double bedrooms, with bedrooms one and three enjoying both sea views and a view of the pretty greensward, along with access onto the balcony which affords a sea glimpse to the east. The principal bedroom also benefits from an en-suite bathroom in addition to the generous family bathroom. The ground floor provides ample living space with a modern kitchen/breakfast room fitted with a range of cream Shaker style units with an integrated oven and hob and access out to the utility room. The generous sitting/dining room opens out to the conservatory and garden beyond. The ground floor is also home to bedroom four, which could be used as a study if preferred. A cloakroom/WC is just along the hall and has the potential to be adapted to create a shower room by taking some of the space from the large entrance hall.

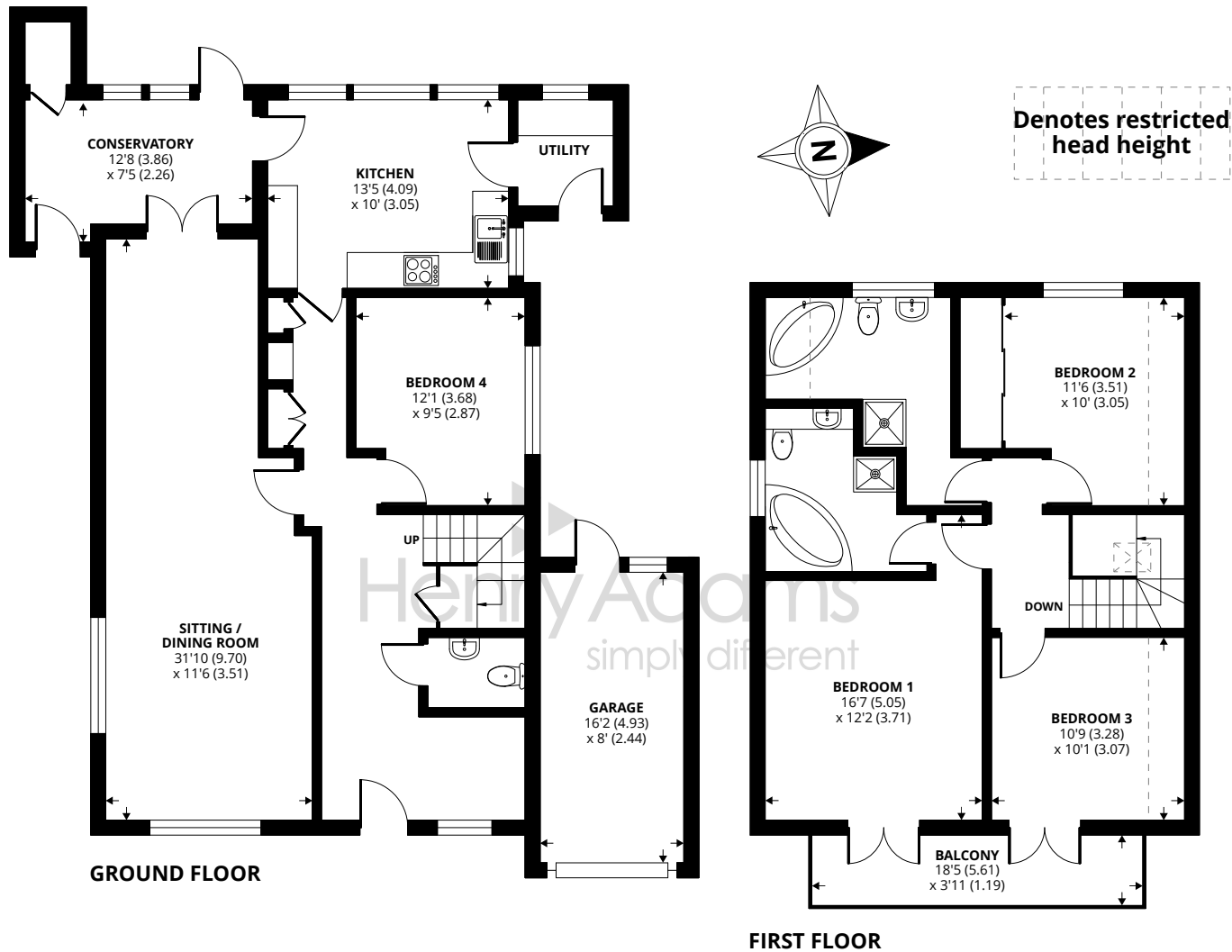
Outside, to the front an in-and-out driveway provides off-road parking and leads to a single garage. The rear garden enjoys a westerly aspect and is mostly laid to lawn with a patio area for seating.

Private Estate Charge: The private estate charge is approximately £150 p.a.









Approximate Area = 1742 sq ft / 161.8 sq m (includes garage)

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 1814 sq ft / 168.4 sq m

For identification only - Not to scale



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.

Location

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.

Directions

From our office in Middleton-on-Sea proceed in an easterly direction to the mini-roundabout and continue straight over into Elmer Road. Proceed for approximately three quarters of a mile, continue through the gate and into the Elmer Sands Private Estate. Continue along Manor Way until you reach Sea Way and No 26 will be found on the left hand side.

Council Tax Band: C

09/11/23



