









## 29 Ancton Way, Elmer

Extended four bedroom detached chalet style property.



- ▶ **Detached Chalet House**
- ▶ **Kitchen**
- ▶ **Bathroom**
- ▶ **South Facing Garden**
- ▶ **Generous Sitting/Dining Room**
- ▶ **Four Bedrooms**
- ▶ **Off-Road Parking**
- ▶ **EV Charger**

A viewing of this extended four bedroom detached chalet style property is highly recommended to appreciate the well presented accommodation offered. The property is just a short distance from the beach and would make a delightful coastal home or weekend retreat.

Accommodation includes, a lovely generous sitting/dining room with patio doors opening out to the rear garden and a modern kitchen fitted with a range of stylish cabinets with space for numerous white appliances. The property boasts four good size bedrooms. Bedrooms three and four are situated on the ground floor along with the family bathroom. Stairs from the sitting room rise to the first floor where bedrooms one and two will each be found. There is also a WC just along the hall which serves each first floor bedroom.

Outside to the front, there is off-road parking and to the rear, the generous garden enjoys a south aspect and is mainly laid to lawn with mature bordering plants and shrubs. A covered patio area provides an ideal area for a table and chairs.

The garage has been converted to provide a garden room/studio with utility area and a shower cubicle. Depending on your requirements, this could be used as a hobbies room or a home office.

Private Estate Charge: We understand the private estate charge is £160 p.a.

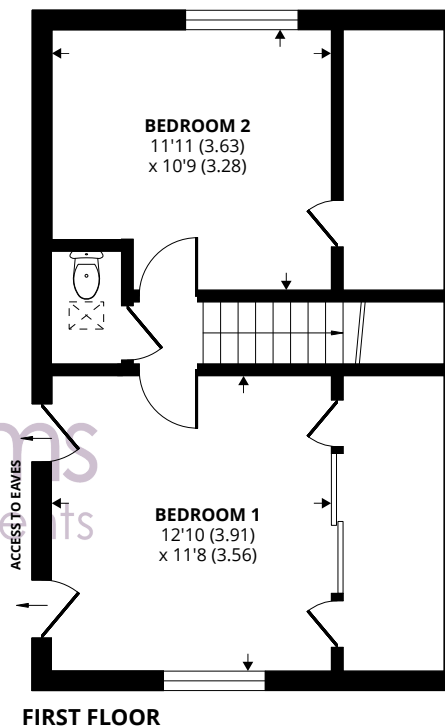
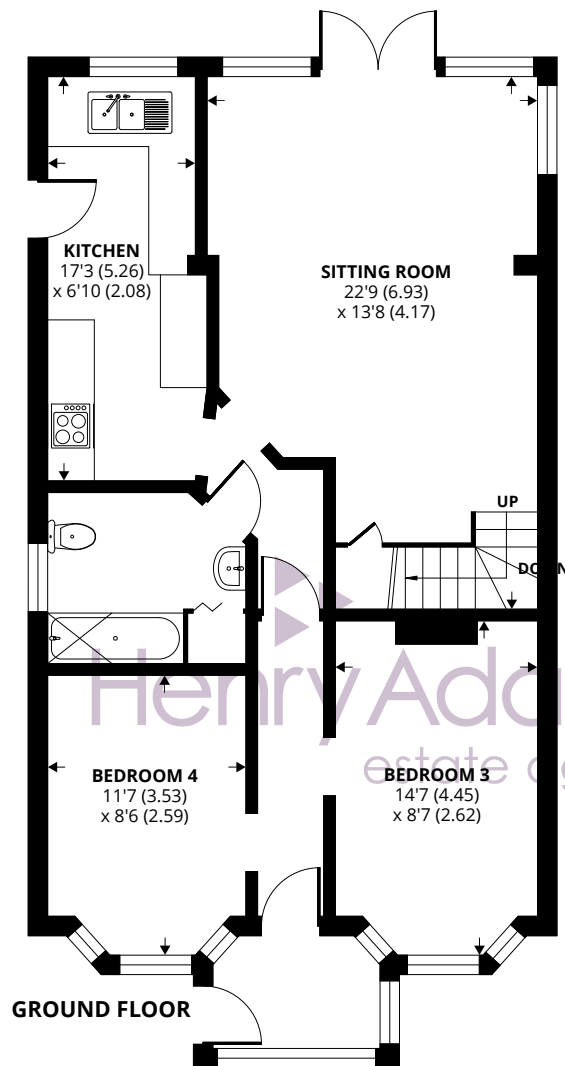
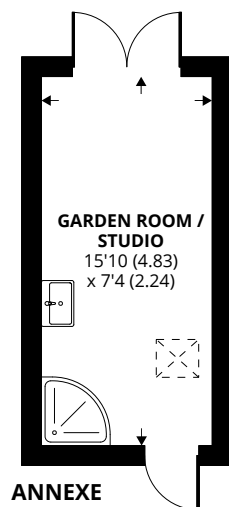












Approximate Area = 1177 sq ft / 109.3 sq m

Annexe = 116 sq ft / 10.7 sq m

Total = 1293 sq ft / 120 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.

Council Tax Band: C

Directions /// Date.Glassware.Bonnet

17/06/24





