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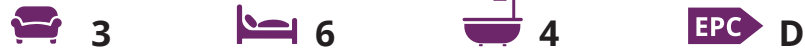
Sea Song, Manor Way, Elmer, Bognor Regis, West Sussex, PO22 6LA

Guide Price £1,100,000 Freehold



Sea Song, Manor Way, Elmer

Beautiful waterside house with direct beach access and far reaching sea views.



- ▶ Beachside Location
- ▶ Private Estate
- ▶ 2,841 Sqft of Accommodation
- ▶ Kitchen/Dining/Family Room
- ▶ Large Roof Terrace
- ▶ Wonderful Sea Views
- ▶ No Forward Chain
- ▶ 6 Bedrooms, 4 Bathrooms
- ▶ Sitting Room and Games Room
- ▶ Decking with Hot Tub

Located within the private Elmer Beach estate and enjoying direct beach access, this exceptional 6 bedroom detached house offers a rare opportunity to embrace a luxurious coastal lifestyle and is conveniently available with no onward chain. With captivating sea views that stretch as far as the eye can see, this property boasts an impressive 2,841 sqft of accommodation over three floors and exudes a perfect blend of contemporary elegance and timeless seaside charm, perfect as a main residence or holiday home for much needed rest and relaxation. In fact the property has been run as a successful holiday let and could be purchased fully furnished if desired.

The property has been well designed with the heart of the home being the expansive kitchen/dining/family room, ideal for both casual family gatherings and elegant entertaining. The modern kitchen has doors to the garden, features Shaker style units, integral appliances, a breakfast bar, and has space for a 12 seater dining table, while the other end of the room has plenty of space for sofas. In addition is the separate sitting room, also with doors to the garden, and at the front of the property, the games room. A double bedroom, shower room with wash basin and toilet, additional WC and well equipped utility room complete the ground floor.

Council Tax Band: F









Approximate Area = 2841 sq ft / 263.9 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.

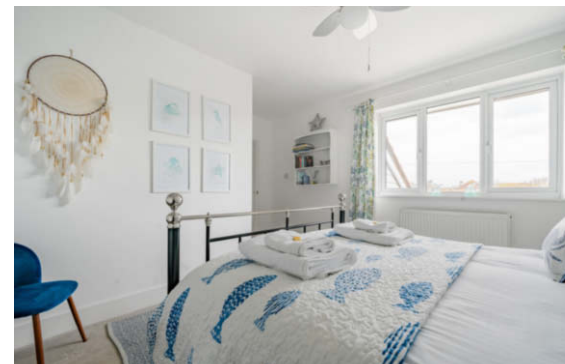
The first floor offers a further 4 bedrooms and family bathroom, whilst two of the bedrooms offer en-suite facilities. The two beachside bedrooms both have access to the large roof terrace and enjoy far reaching sea views. Stairs from the landing rise to the second floor principal bedroom. This room has twin Juliet balconies and a stylish en-suite. Outside, there is off-road parking to the front with a low maintenance decked garden to the rear stepping out directly onto the beach. There is also a hot tub, outside shower, pizza oven and a built-in BBQ.

Location

Elmer Sands is an idyllic private estate which adjoins the beach and has a resident's boatyard, recreation area and sandy coves created by the rock islands at low tide. Whilst there is a convenience store/post office at Elmer, more amenities can be found at nearby Middleton, which include a sports club, doctors surgery, pharmacy, newsagents/post office, hardware store, butchers and convenience store.

What3Words ///pass.delay.seats

24/02/24





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