



Residential House

THREE BEDROOMS

RENT £2750 PER MONTH

Stunning 3 Bedroom Seafront Property on Private Estate with Superb Sea Views

- + Located On Beautiful Private Estate in Village of Elmer, West Sussex
- + Refurbished To A High Standard Throughout
- + Master Bedroom with Ensuite
- + Available For Immediate Occupation
- + Quiet Location With Great Access To Beach & Greensward
- + Low Maintenance Rear Garden. Off Road Parking To Front
- + Viewing Highly Recommended

Location

Situated on a private gated estate in Elmer, this beautiful modern house sits a stones throw away from Elmer beach. The estate consists of 62 houses of varying sizes and designs. Elmer is a coastal Village in the Arun District of West Sussex and is situated approx. 3 miles to the east of Bognor Regis and 10 miles east of the Cathedral city of Chichester. The beach at Elmer is well known for its flat expanse of sand at low tide and sandy shores. A short stroll from the property brings you into the village of Elmer, which has various eateries, a public house and a handful of independent retailers.

Description

An opportunity to rent a superbly presented, modern 3-bedroom house situated on a private estate. As you enter through the front door you are greeted by a modern bright hallway which has stairs leading to the first floor. The ground floor is spacious and well presented with a tiled hallway, leading to:

Bedroom One (14.3" x 13.5"): Situated at the rear of the property with double glazed doors leading out directly onto the rear garden. This is a superb spacious room with large fitted wardrobes, spotlights, modern wall to ceiling radiator and with luxury carpet as a floor covering. This bedroom also benefits from a well presented and designed en-suite. The ensuite benefits from WC, wall hung sink with drawer under and a good-sized enclosed shower.

Bedroom Two (13.10" x 13.6"): A bright spacious double bedroom at the rear of the property, again with direct access out onto the rear garden. The bedroom benefits from fitted wardrobes, spot lighting, luxury carpet and wall to ceiling radiator.

Bedroom Three (12.0" x 10.7"): The smaller bedroom of the property which overlooks the front of the house, however, is still ample in size. The bedroom is bright with spotlights, luxury carpet and a radiator.

Bathroom: Presented to a very high standard and benefitting from a "his and hers" double sink with storage underneath, a large double ended bath, WC and an enclosed luxury rain shower. The bathroom is tiled wall to ceiling, and also has a tiled floor with ceiling spotlights.

Utility Room (10.7" x 8.2"): A well laid out utility room at the front of the property with a large window looking out onto the driveway. The utility room also has direct access to the side of the property through a UPVC door. The Utility room is fitted with Washing Machine, Tumbler Dryer and plenty of storage cupboards and a handy sink. Within the utility is the properties boiler and smart meter.

Directly off the hallway there is a beautiful staircase leading to the first-floor level, where you are greeted with stunning sea views, overlooking the Sussex Coast. There are bifold doors which allow to you to enjoy this view, and the outside space and interior become one. The area is open plan in nature, with wooden floor throughout and spot lighting in the ceiling.

The kitchen is modern fitted, with built in double oven, electric hob, fitted fridge freezer and a separate drinks fridge, modern worktops with a large central island making it a great social space. Off the lounge/kitchen there is a further centralised staircase leading to the third floor, which has a small room, leading to the beautiful outside terrace.

At the rear of the property is a large low maintenance rear garden with 7 Sea Way, Elmer, Bognor Regis, PO22 6JX artificial grass. A path leads to a double garage with electric roller shutter which would make an ideal home office or gym (if required). There are also gates to the rear, which give direct access to the footpath leading onto the beach.

This is seen as a rare opportunity to lease a family home with stunning views on a private West Sussex estate and viewing is highly recommended.



Accommodation

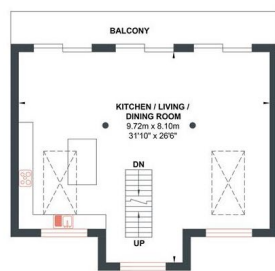
| Ground Floor | Measurements |
|--------------------|----------------|
| Bedroom One | 14.3" x 13.5" |
| Bedroom Two | 13.10" x 13.6" |
| Bedroom Three | 12.0" x 10.7" |
| Utility Room | 10.7" x 8.2" |
| First Floor | |
| Kitchen/ Lounge | 31.10" x 26.6" |
| Third Floor | |
| Terrace | 11.55 sq M |
| Garage | 19.0" x 15.4" |



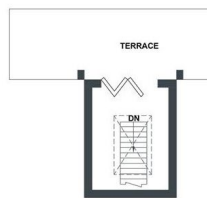
Floorplan



GROUND FLOOR
Approximate Floor Area
1019.23 sq ft
(94.69 sq m)



FIRST FLOOR
Approximate Floor Area
740.98 sq ft
(68.84 sq m)



SECOND FLOOR
Approximate Floor Area
123.67 sq ft
(11.49 sq m)

Summary

- + RENT - £2700
- + Property is available on a 6 Month AST
- + Subject to full referencing
- + The property is unfurnished
- + No bills included in the rent

Viewing & Further Information

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