



9 Alleyne Way, Elmer Sands

Guide Price £775,000

 **Henry Adams**
estate agents



9 Alleyne Way

- Private Elmer Sands Estate
- 2,773 Sq Ft in Total
- 4 Bedrooms, 3 Bathrooms
- Two Large Reception Rooms
- Kitchen & 2 Utility Rooms
- Garden Room & Shower
- No Onward Chain
- Large Integral Garage
- Gated, Secure Driveway
- Further Planning Permission Obtained

Located within the exclusive Private Elmer Sands Estate, this modern detached house presents a rare opportunity for discerning homeowners seeking comfort and versatility and is now offered with no onward chain, allowing for a swift and hassle-free transition. Boasting a generous total of 2,773 sq ft, this remarkable property offers a spacious sanctuary, ideal for families of all sizes or those with a penchant for hosting guests in style.

The residence is thoughtfully designed to accommodate diverse lifestyles with the accommodation briefly comprising two large reception rooms, four double bedrooms, three bath/shower rooms, a well-appointed kitchen and two utility rooms. The layout allows for splitting the property into two, creating an opportunity for multi-generational living or income generation, making it a versatile investment for the future. Furthermore, the property has been largely reconstructed in recent years, ensuring modern amenities and structural integrity for peace of mind.

Set against the backdrop of low-maintenance gardens, this property offers a harmonious blend of indoor and outdoor living spaces, perfect for those who appreciate the beauty of simplicity.









Alleyne Way, Elmer Sands, Bognor Regis

Approximate Area = 1764 sq ft / 163.8 sq m

Garage = 359 sq ft / 33.3 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 2773 sq ft / 211 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1384106

The rear garden includes a garden room which could be used as a home office or workshop, and a shower room, ideal for returning from a day on the beach! The large integral garage and gated, secure driveway provide ample parking and storage options, adding a layer of security and functionality to daily living.

Note: The seller has already secured planning permission for conversion of the integral garage into an annexe bedroom and bathroom, and also has permission to extend over the garage to create another bedroom with en-suite, so there is plenty of future potential for the new owners if desired.

Alleyne Way is located on the popular Elmer Sands, a private estate adjoining the beach and within a short distance to the east of the Middleton-on-Sea village centre. For those interested in sailing, the Elmer Sands Boating and Angling Club has private boat berths, a small club house and launching facilities. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham Golf Club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a mainline rail link to London Victoria.

What3Words ///showed.eradicate.hotdog

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

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: C





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.