



4 West Drive
Elmer, West Sussex, PO22 7TS


PEGASUS
PROPERTIES

4 West Drive

A detached property with no onward chain, requiring updating throughout, situated on the private Elmer Beach estate in a popular road that leads to Middleton seafront. The accommodation comprises of two double bedrooms, the master having fitted wardrobes. The second bedroom is also of good size and offers views over the rear garden and the bathroom. The property also offers two good size reception rooms, a kitchen/diner, sun room and cloakroom. To the front is a driveway and garage. There is an enclosed rear garden offering a degree of seclusion and with the benefit of being west facing.

- Private sought after road
- Popular location
- Needs modernisation
- 2 reception rooms
- 2 double bedrooms
- 1 bathroom and cloakroom
- Walking distance to Middleton seafront





Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

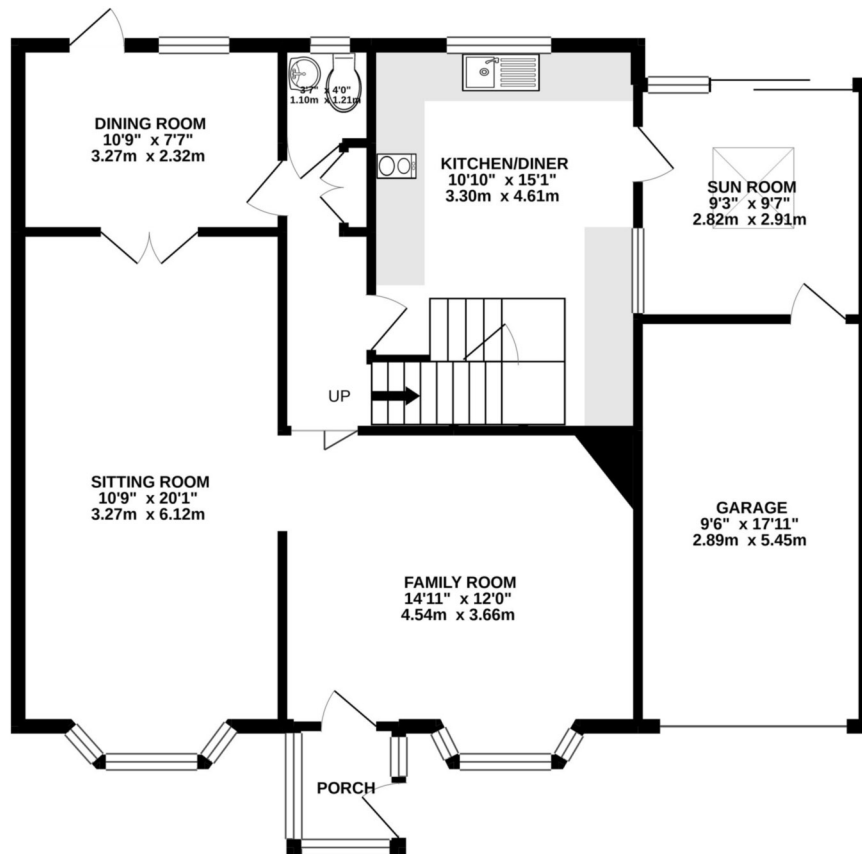
Council Tax

Test Valley Council Tax: Band F

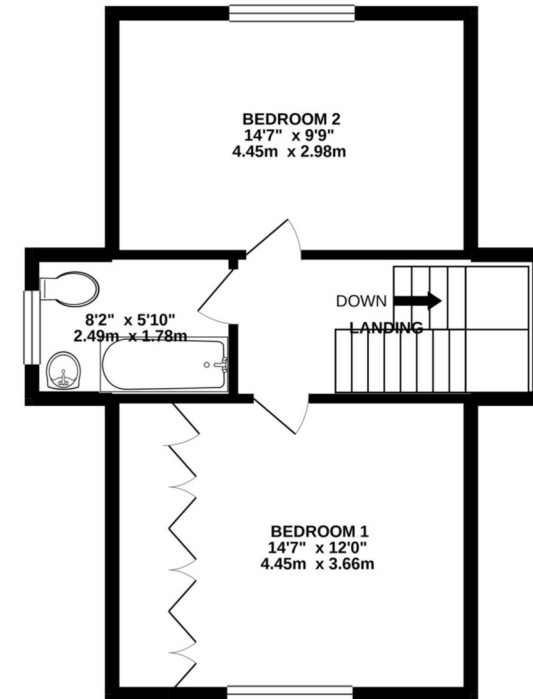
Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Pegasus Properties

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