



14 Southdean Drive, Middleton-on-Sea, Bognor Regis



- ▶ Detached House On Private Road
- ▶ Dining Area
- ▶ Kitchen/Breakfast Room
- ▶ Master Bedroom With En-Suite Shower Room/WC
- ▶ Bathroom/WC
- ▶ Sitting Room
- ▶ Conservatory
- ▶ Utility Room
- ▶ Two Further Double Bedrooms and a Single
- ▶ Landscaped Westerly Aspect Rear Garden

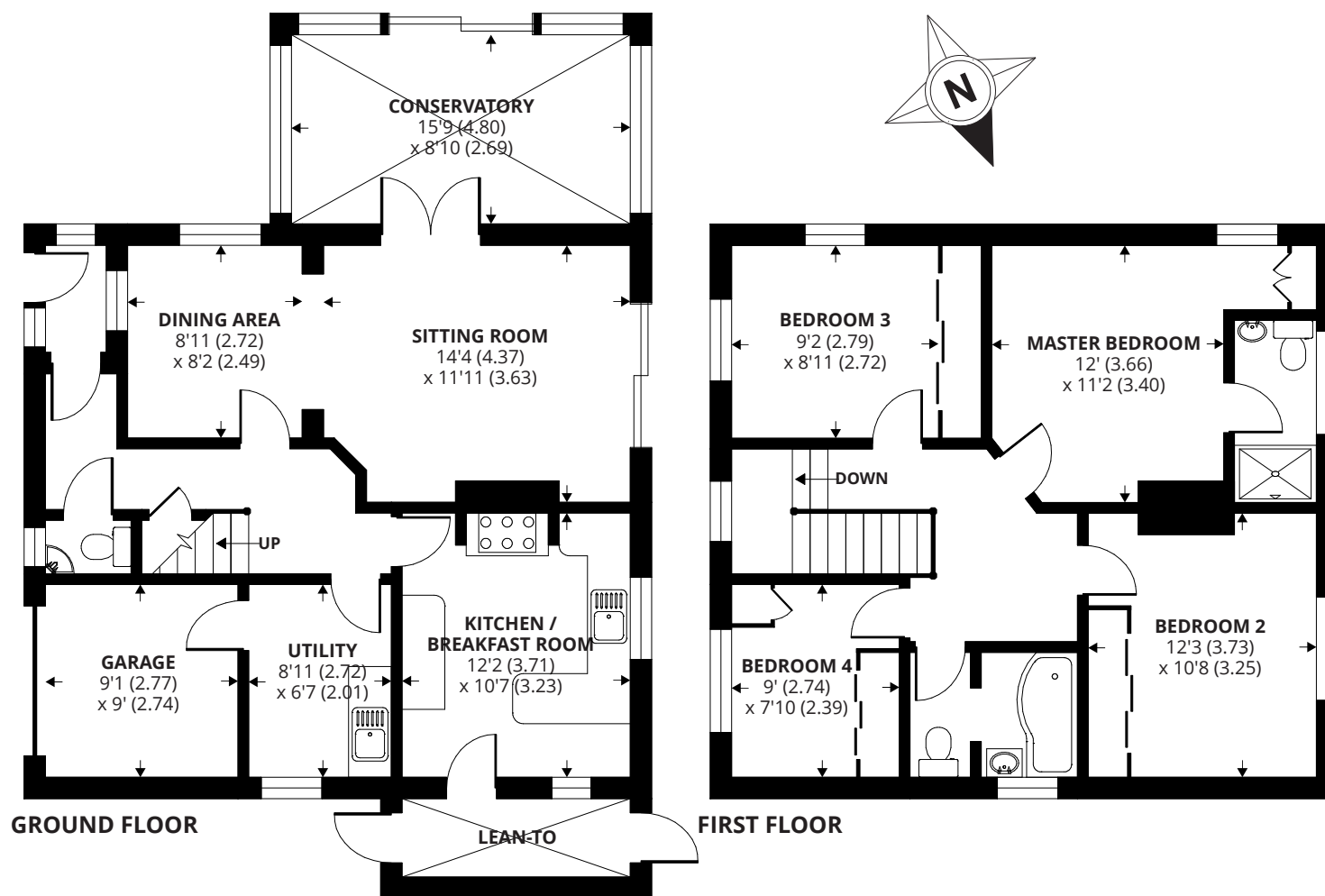
Offering well proportioned accommodation is this four bedroom detached house which was built in the 1930's. Situated on the sought-after Private Road and within a few hundred yards of the beach, the current owners have made a number of improvements to the property including rewiring, a new boiler and gas central heating system. The accommodation includes a sitting room with doors opening out into the garden, dining area and double glazed conservatory. There is also a modern kitchen/breakfast room on the ground floor, cloakroom along with the utility room which was formerly part of the garage. The remainder of the garage is now a useful store. On the first floor the master bedroom benefits from a modern en-suite shower room/WC, there are also three further bedrooms and a modern family bathroom/WC.

Outside, to the front of the property is a driveway providing off road parking for a number of vehicles. The rear garden is of approximately westerly aspect and is a salient feature of the property. A large slate patio adjoins the rear of the property which gives way to lawn, all of which is enclosed by mature flower and shrub borders. Also a timber summer house with power and light can be found in the garden.

Private Estate Charge: £110.00 per annum.



APPROX. GROSS INTERNAL FLOOR AREA 1512 SQ FT 140.4 SQ METRES (EXCLUDES LEAN-TO & INCLUDES GARAGE)



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 village of Middleton-on-Sea offers a range of local facilities including a Doctors' Surgery, pharmacy, newsagent, convenience store, butchers and hardware store. Further facilities can be found in Felpham which include schools, a sports centre with swimming pool and golf club shop. There are also sailing facilities at Felpham. The cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 10 miles of Middleton-on-Sea.

Directions

From our office in Middleton-on-Sea proceed in an easterly direction and at the mini-roundabout proceed straight over into Elmer Road. After approximately 500 yards turn right into Southdean Drive and number 14 will be found on the right hand side after a short distance.

07/09/2017

