



LITTLE COOMBE, 46 SEA LANE,

MIDDLETON ON SEA, PO22 7RX



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£1,450,000

- Detached Beachfront House
- Building Plot with Planning
- 3 Reception Rooms
- Superb Orangery
- 6 Bedrooms. 3 Bathrooms
- Fitted Kitchen & Utility Room
- South Facing Garden
- Double Garage & Large Office
- Ample Off Road Parking
- Freehold

Substantial detached beach front house occupying a superb position in Sea Lane, Middleton on Sea, with the benefit of detailed planning consent for a contemporary 3 bedroom house on the east of the plot (M/7/16/PL).

The property offers spacious family accommodation with all three reception rooms having spectacular sea views. These include a large sitting room with open fire and a separate dining room opening to the superb orangery with underfloor heating and roof lantern, which in turn opens onto the south facing lawned gardens.

There are 3 ground floor bedrooms, 2 of which have en suite facilities and 3 first floor bedrooms. The master bedroom has an en suite shower room. There is also a family bathroom.

The kitchen is fitted with a range of pine fronted units with built in oven, hob and extractor and has space for further appliances. There is also a store room and larder together with a separate utility room with ample space and plumbing for appliances. There is also a ground floor cloakroom.

Outside the large south facing lawned gardens have direct access to the beach together with a secluded barbecue and dining area with rose arbor and decking. There is a large gravelled driveway offering ample parking together a double garage and games room/office and further gardens with mature planting.

Council Tax Band F

EPC Rating - Current - D Potential - C













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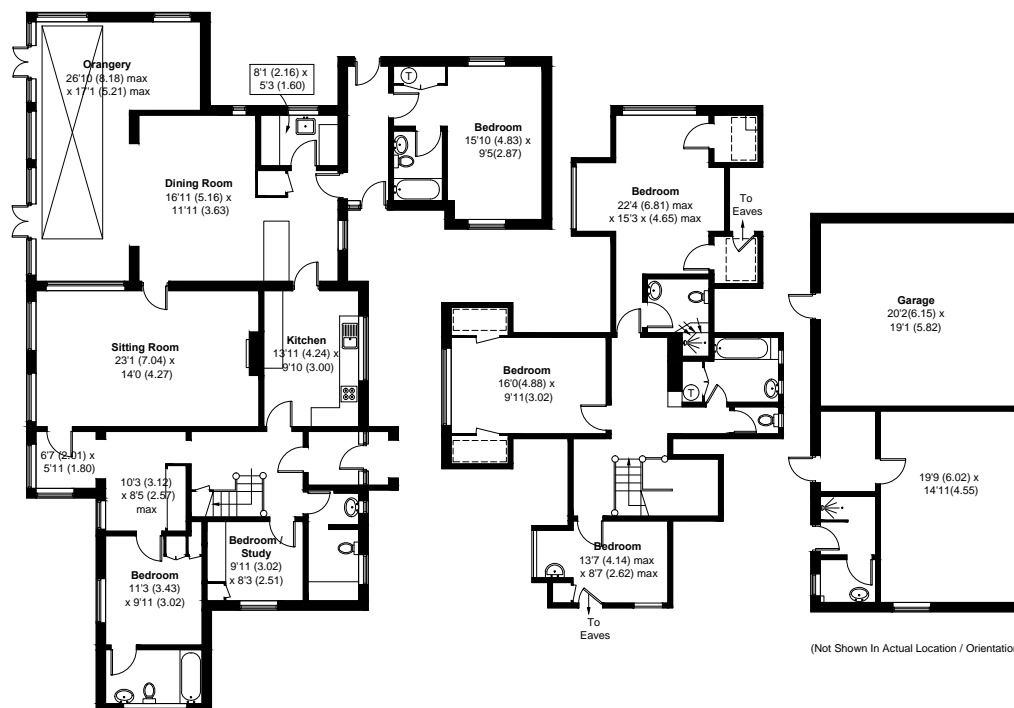
From the new roundabout at Hoe Lane, Felpham on the A259 proceed east towards Littlehampton. Turn right into Yapton Road and head south on the B3132 (signposted Middleton on Sea). At the end of Yapton Lane turn right onto Middleton Road and first left into Sea Lane. The property is at the far end on the right hand side.

Sea Lane, Middleton On Sea, PO22

APPROXIMATE GROSS INTERNAL AREA = 3069 SQ FT / 285.1 SQ M

GARAGE = 837 SQ FT / 77.8 SQ M

TOTAL = 3906 SQ FT / 362.9 SQ M



GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID276640)

Viewing strictly by arrangement via the vendor's Joint Agent Sims Williams 01243 551368

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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