



## Little Coombe

46 Sea Lane, Middleton-on-Sea, Bognor Regis, West Sussex, PO22 7RX

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**A charming and spacious beachfront house of character in a prime position on a corner plot about 0.47 acres with planning consent to build an additional dwelling on the beachfront with breathtaking views out to sea.**

Chichester 9.5 miles, Arundel 8.5 miles, Bognor Regis 3.5 miles, Barnham Railway station 4.5 miles (Rail link to London Victoria 82 mins)

### ACCOMMODATION

- Entrance Hall
- Sitting Room
- Dining Room
- Orangery
- Kitchen, Cloak Room/Utility Room
- Bedroom 6/Study
- Bedrooms 4 & 5 both with en-suite Bathrooms
- First Floor Landing
- Principal Bedroom with en-suite Shower Room and 2 further Bedrooms

- Family Bathroom and Separate WC

### OUTSIDE

- Double Garage and Games Room/Study/Plant Room/Shower Room/WC:-
- Planning consent to replace this building with stunning contemporary designed 3 bedroom detached beachfront new house:-
- New House Application Ref: M/7/16/PL
- Delightful gardens and grounds with a magnificent view out to sea
- Direct access to the beach. In all, set in about 0.47 acres





## THE PROPERTY

This particularly spacious beach front detached house of character is located on a desirable private estate in Middleton-on-Sea. The property has a great amount of potential and currently has an interesting versatile layout which is ideal as a family home or, due to the stunning beachfront location would appeal as a dream holiday home.

It is understood that the original house dates from the 1930's with a subsequent additions the light and airy rooms provide excellent space for all the family. The ground floor accommodation is well-proportioned with a sitting room that has views out to sea which leads to a dining room, and superb orangery facing the sea. There is a long front to rear hallway and separate study/bedroom six and two further bedrooms with en-suite bathrooms. The first floor landing leads to two further bedrooms a family bathroom and Principal Bedroom which has an en-suite shower room and double aspect which takes full advantage of the wonderful views out to sea.

## GARDENS AND GROUNDS

The property is located on a prominent corner plot and approached over a graveled driveway which provides an extensive parking facility. There is a double garage and games room. Planning permission has been granted to demolish the existing Garage/Games Room and closer to the beach erect a New Contemporary Detached House and again with spectacular views out to sea.

The gardens are well stocked with shrubs and flower borders and there is a delightful rear garden. The gardens are principally laid to lawn and there is gated access to the beach. Sea Lane has one of the quieter beaches along the



local coastline due to its limited access to the public. At low tide the beach expands into an area of flat wet/dry sand.

## MIDDLETON-ON-SEA

The property is situated at the end of a private road on a desirable corner plot on a much sought after private beachside estate close to the centre of the village. Middleton on Sea offers a range of amenities including a primary school, 2 doctors' surgeries, pharmacy, post office, several shops and a popular sports club. The nearby village of Felpham offers further schools, a sports centre with swimming pool, golf club and further shops. There are sailing clubs at both Felpham and Bognor Regis. A regular bus service links Middleton to Bognor Regis town centre, about 3 miles, which offers a wider range of amenities, whilst the cathedral city of Chichester with a comprehensive range of shopping and leisure facilities, including cinemas, sports centres with swimming pools, a tennis & squash club, and a fine selection of restaurants, wine bars and bistros can be found about 8 miles to the north-west.

## CHICHESTER

The fascinating and beautiful ancient cathedral city of Chichester is steeped in history with considerable connections to the Roman Empire as seen by the archaeological remains of the City Walls. Cultural activities include the winning Pallant House Gallery and the internationally acclaimed Festival Theatre. One of the most exciting and colourful annual events of the year is the Festivities centred on the Cathedral. Among the renowned schools in the area, both in the public and the private sector are; Bishop Luffa, Oakwood, Portsmouth Grammar, Prebendal and Westbourne House, Great Ballard, Slindon College, Seaford College, and Bedales at Petersfield.









## COUNTRY AND COASTAL PURSUITS

A wide range of events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at Rowlands Castle and Goodwood, and bathing off the beach at the Witterings. Chichester Harbour has about 3,800 moorings, 2,000 berths in 6 marinas and 14 sailing clubs. Chichester Marina, Birdham Pool and Chichester Yacht Club provide excellent sailing facilities. Other local attractions include; the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum and the historic houses of Goodwood House, Stansted Park and Petworth House.

## SERVICES

All mains services connected, gas central heating. (Appliances and Services have not been tested)

## LOCAL AUTHORITIES

Arun District Council  
01903 737500

West Sussex District Council  
01243 777100



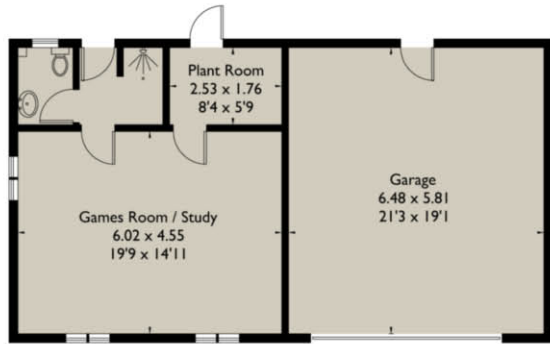


## DIRECTIONS

From Chichester's Bognor roundabout on the A27 take the A259 in a south-easterly direction towards Bognor Regis. After about 3.5 miles travel through North Bersted and continue on the A259 to the large roundabout to the north of Bognor at the junction with the A29. Take the exit along Hotham Way (A259) and travel for about 2 miles past Butlin's Holiday Resort and along Felpham Way through the village of Felpham and at the mini-roundabout proceed along Middleton Road towards Middleton on Sea. Upon reaching Middleton village centre after about 0.7 miles, turn right along Sea Lane and continue for about half a mile towards the end of the road just before the beach the entrance to 46 Sea Lane will be found on the right hand side.

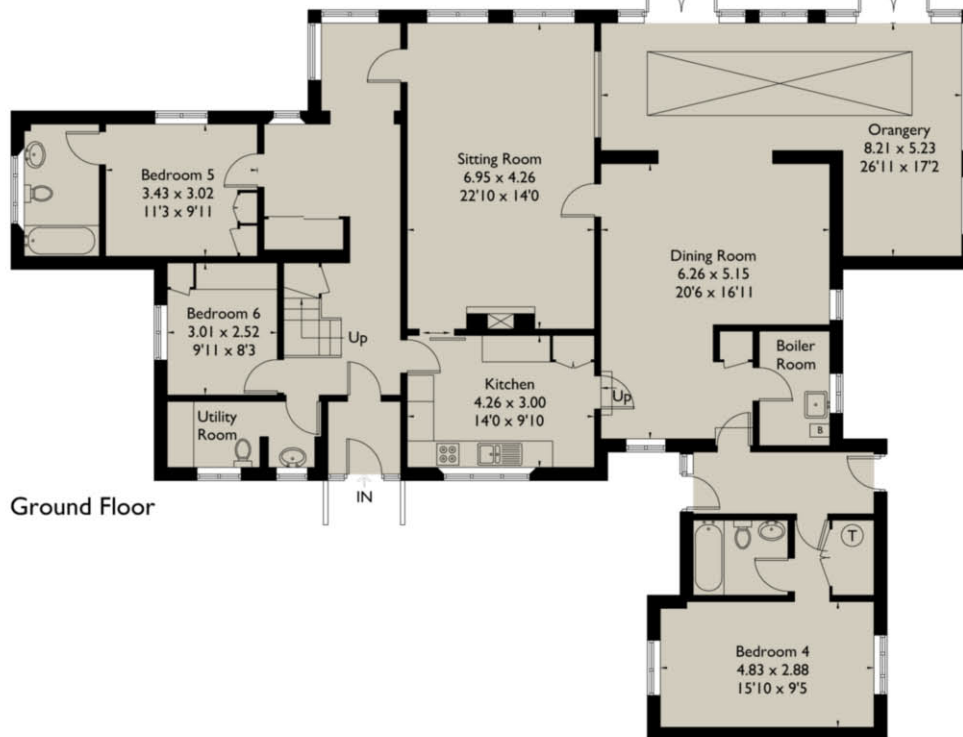
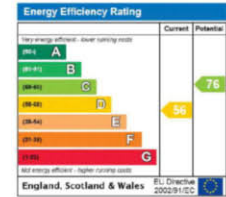


Approximate Gross Internal Area = 272.3 sq m / 2931 sq ft  
 Outbuilding = 77.7 sq m / 836 sq ft  
 (Including Garage / Excluding Eaves / Void)  
 Total = 350 sq m / 3767 sq ft



(Not Shown In Actual Location / Orientation)

Outbuilding



Ground Floor



First Floor



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