

## WEST CLOSE

Sea Lane Private Estate

Middleton-on-Sea, West Sussex



## £800,000 Freehold

Sea Lane Private Estate detached house with spacious accommodation, a short walk from the beach & village

### FEATURES:

- Three double bedrooms; two with ensembles and a family bathroom
- Open plan kitchen breakfast room with door to rear
- Sitting room, opening to formal dining area and conservatory
- Enclosed landscaped south facing garden with terraced areas and lawn
- Detached garage, studio & small summer house
- Offered for sale with no forward chain

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## SITUATION

The property is situated in one of the area's most desirable marine estates and enjoys a quiet position on West Close a few minutes' walk to the beach, village centre and sports club. Middleton-on-Sea offers a wide range of amenities including shops, public houses and Middleton Sports Club which is situated at the entrance to the estate. There are also schools and nurseries within walking distance. In nearby Felpham village there are further recreational facilities including a sports centre with swimming pool & sailing club. Barnham, less than 4 miles away, has a mainline train link to London with Arundel and Chichester also located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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### DESCRIPTION

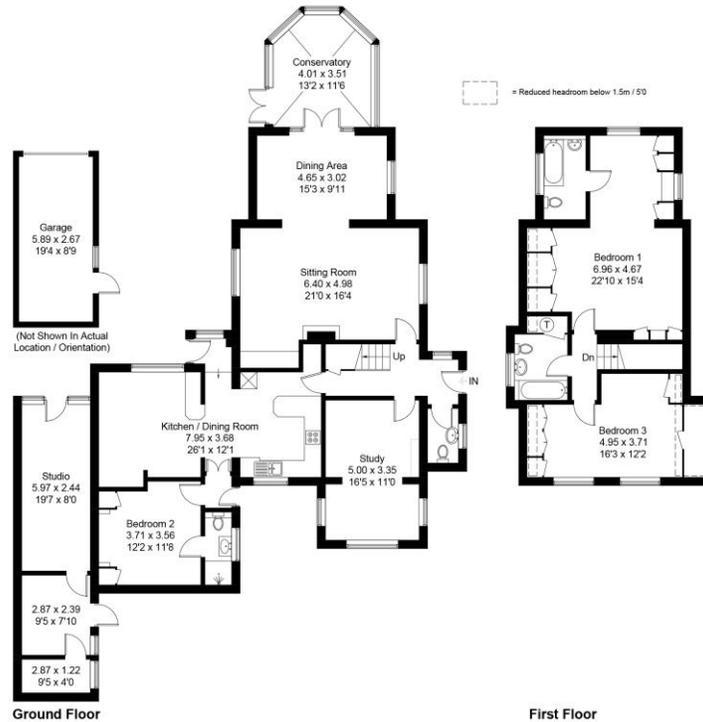
26 West Close is a detached home located on one of the area's most desirable private marine estates. Accessed via a brick arch to the front door, it opens into the entrance hall which has a door to the study, with original wooden floor boards and a pleasant outlook over the rear garden. The triple aspect sitting room has a fireplace and opens to the formal dining area. From here double doors open to the conservatory which has lovely views of the front garden. The kitchen dining room has a range of fitted units, a mixture of integrated and free-standing appliances, a breakfast bar and a good size dining area with lovely views out to the front garden. From here there is a set of double doors through to a rear lobby area with a door to the rear garden and access to the ground floor double bedroom which has a range of built-in wardrobes and an en-suite shower room. There is also a separate W.C. from the entrance hall.

On the first floor, the landing leads to bedroom 3, at the rear of the property which has built-in wardrobes and eaves cupboards and there is a family bathroom with bath, W.C. and airing cupboard. The master suite has multiple fitted wardrobes and drawers, a wonderful dressing area and a good size en-suite bathroom. The main garden, at the front of the property, is south facing, with a large terrace adjacent to the house, a rectangular lawn, access to the 19ft x 8ft studio, with power and light, which would make an ideal home office, playroom or gym. There is also a storage shed, covered store & log store at the rear of the studio. Access to the garage is via a side door from the front garden and the main electric door is accessed at the front of the property, via the private driveway. At the rear of the property is a smaller, lawned garden with raised planters, terraces, a raised pond and a gate to the side and access to the studio.



# FLOOR PLAN:

Approximate Gross Internal Area = 206.6 sq m / 2224 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Outbuilding = 25.5 sq m / 274 sq ft  
 Total = 247.7 sq m / 2666 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)