

CORNERWAYS

Sea Lane Private Estate

Middleton-on-Sea, West Sussex



£935,000 Freehold

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

FEATURES:

- Four double bedrooms; master with ensuite and a family bathroom
- Kitchen breakfast room and separate utility room
- Sitting room, formal dining room and orangery
- Thoughtfully planted and landscaped gardens with terraced area and lawn
- Double garage and driveway parking
- Sea glimpses from the first floor

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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 Sea Lane 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

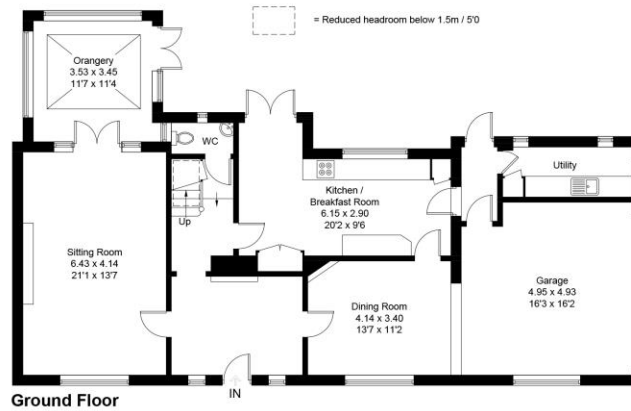
Cornerways is a detached home located on one of the area's most desirable private marine estates. From the front door the spacious entrance hall with fireplace opens to all the ground floor reception rooms. The double aspect sitting room has an original fireplace and opens to an Amdega orangery with panoramic views of the garden and double doors to the terrace. The kitchen breakfast room has a range of fitted units, a mix of integrated and free-standing appliances and double doors onto the terrace and rear garden. There is a separate utility room accessed via the rear lobby with an external door to the garden and an integral door leading to the double garage.

On the first floor, the landing leads to bedroom 2, a good size double with built-in wardrobes, eaves cupboards and sea glimpses. The master suite has multiple fitted wardrobes and a good size en-suite bathroom with W.C. Bedrooms 3 and 4 are both doubles with built-in storage and sea glimpses and there is a family bathroom and airing cupboard on the landing. The main garden, at the rear of the property, has a large terrace adjacent to the house which wraps around the property, a well-maintained lawn and a range of mature plants and trees. Access to the double garage is via a graveled driveway and has an electric up-and-over door. At the front of the property is a smaller, lawned garden with mature borders and offers a good degree of privacy.



FLOOR PLAN:

Approximate Gross Internal Area = 237.8 sq m / 2560 sq ft
(Including Garage)



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID975190)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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