

## FIRST AVENUE

Harefield Private Estate

Middleton-on-Sea, West Sussex



## £700,000 Freehold

Detached & well-presented home with versatile accommodation located on the Private Harefield Estate, a short walk from the beach & village

### FEATURES:

- Three first floor bedrooms and family bathroom
- Kitchen / dining room, utility & ground floor shower room
- Sitting room with fireplace & good size sunroom
- Annexe with access from main house & separate entrance – currently used as Bedroom, sitting room and shower room
- Thoughtfully planted and landscaped rear gardens with terrace, lawn, workshop & store
- Ample driveway parking

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## SITUATION

The property is situated in one of the village's desirable private estates in a secluded location at the end of a quiet cul-de-sac. Close by, the villages of Middleton-on-Sea and Felpham village offer a wide range of amenities and a choice of schools, shops and public houses. There are also many recreational facilities including a sports & tennis club within walking distance with outdoor bowls and gym. Nearby Felpham has a sports centre with swimming pool & a sailing club. Both Barnham and Bognor Regis, less than 5 miles away, have 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 Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.





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## DESCRIPTION

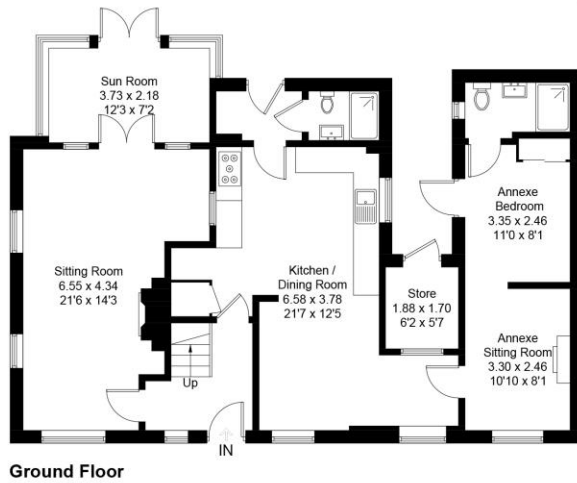
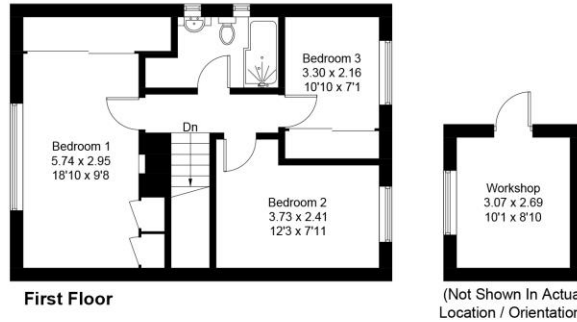
1, First Avenue is a detached home located on one of the area's desirable private estates. From the front door the entrance hall opens into the triple aspect sitting room with fireplace, original parquet flooring and double doors to the sunroom which offers panoramic views of the rear garden and doors to the rear terrace. The parquet floor continues through the hallway to the kitchen which has a range of fitted units and space for appliances and is open to a good size dining area with front aspect. There is a door to a rear lobby which houses the utility appliances, a door to a shower room with W.C and a door to the rear garden. The annexe can be accessed from the main house and is split into two areas, one currently used as a sitting room and one as a bedroom and there is a modern shower room with W.C. There is also a door to the rear which could be used as a private entrance. The annexe offers versatile living space and could be reconfigured or enlarged to incorporate the store (subject to necessary building and planning regulations). On the first floor, there are three bedrooms, the master has a range of fitted wardrobes and two further fitted cupboards, bedroom 3 also has fitted wardrobes and there is a contemporary family bathroom with bath and shower over, W.C., vanity unit with wash hand basin and a heated towel rail.

The rear garden is laid to lawn with pretty, mature boundaries. There is a terrace adjacent to the rear of the property, suitable for outdoor seating/dining, which wraps around one side of the house and there is a good size workshop with power and light. The property is gated on both sides which provides access to the front where there is a good size driveway providing off-road parking for several vehicles, a lawn, mature shrubs and boundaries and a pretty Lychgate to front path. We would highly recommend an internal inspection to appreciate the presentation and versatility of this lovely home.



# FLOOR PLAN:

Approximate Gross Internal Area = 145.8 sq m / 1570 sq ft  
 Outbuilding = 8.2 sq m / 89 sq ft  
 Total = 154.0 sq m / 1659 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID990774)

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>		<b>81</b>
(55-68)	<b>D</b>	<b>68</b>	
(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.

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