

**GREEN WAY**  
Middleton-on-Sea  
West Sussex



## £525,000 Freehold

Detached, spacious bungalow with immaculate presentation throughout.

### FEATURES:

- 26ft Triple aspect sitting room
- Fitted kitchen opening to dining room; garden room
- 4 Bedrooms, two with en-suite shower rooms and a further family bathroom
- South facing garden with terrace and double garage
- Short walk to Elmer Beach and village

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## SITUATION

Situated in a private road in Middleton-on-Sea, close to Elmer, which is a quiet, coastal village benefitting from an array of local shops and amenities, with easy access via car or public transport to Bognor Regis and Chichester. The beautiful South Downs with its National Park status offers a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

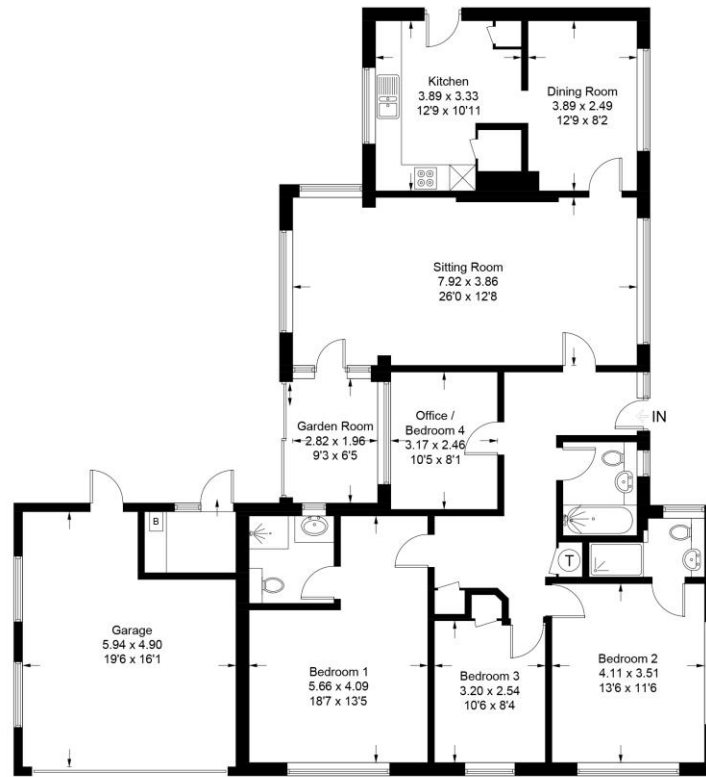
This detached bungalow is extremely well presented, boasting spacious and flexible accommodation. Enviably located too, it is just a short walk from the beach and village. The bungalow benefits from a large sitting room, fitted kitchen opening to dining room and a further reception room opening to the garden. There are two great sized double bedrooms both with en-suite shower rooms, bedroom 3 and a family bathroom. Bedroom 4 is currently used as an office. The garden is another feature of the home being south facing with a lawn and terrace adjacent to the house. There is a double garage and driveway parking.

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>		77
(55-68)	<b>D</b>	65	
(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	



## FLOOR PLAN:

Approximate Gross Internal Area = 141.6 sq m / 1524 sq ft  
Garage = 28.7 sq m / 309 sq ft  
Total = 170.3 sq m / 1833 sq ft



**Ground Floor**

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.(ID1076402)



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