

**HADLEY CLOSE**  
Middleton-on-Sea  
West Sussex



## £525,000 Freehold

Detached house with four bedrooms, good size reception rooms, driveway and garage.

### FEATURES:

- Detached home in cul-de-sac location
- Fitted kitchen, dining room, sitting room with fireplace & conservatory
- Master bedroom with en-suite shower room and built-in wardrobes
- 3 Further bedrooms, family bathroom
- Good size rear garden with terrace
- Driveway parking and garage with electric door, power and light

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## SITUATION

The property is located in Hadley Close off Ilex Way and close to the village of Middleton-on-Sea and a few minutes' walk to the beach, village centre and sports club. Middleton-on-Sea offers a wide range of amenities including shops, a public house and Middleton Sports Club which is situated at the entrance to the Sea Lane 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**

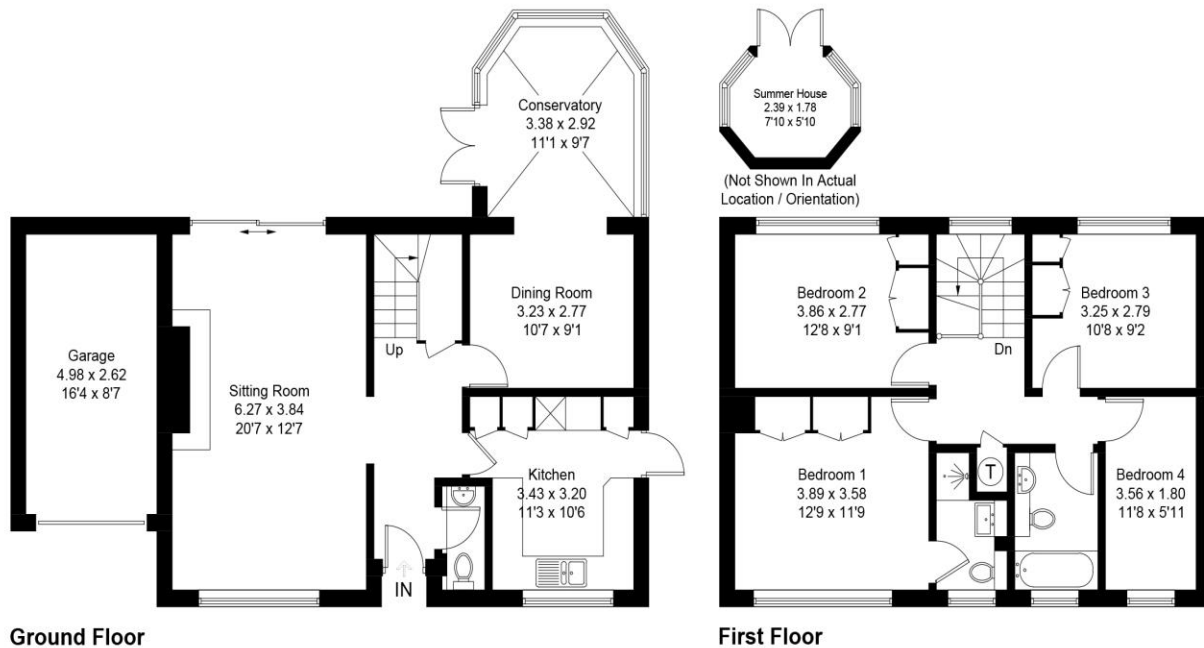
3 Hadley Close is a super, detached home that offers light and bright accommodation in a quiet location. From the front door and entrance hall, a door leads into the kitchen which has range of fitted units and integrated appliances and a door to the side passageway which is gated to the front. The dining room leads through to the conservatory which has panoramic views of the garden. The hallway opens into the 20ft sitting room which has a large fireplace and sliding doors to the rear. There is also a ground floor W.C. and large understairs cupboard.

The first floor has four bedrooms, the master has an ensuite shower room and fitted wardrobes and a large floor-to-ceiling south facing window. Bedrooms 2 and 3 are both doubles with fitted wardrobes and rear aspect. Bedroom 4 has window to front and there is a family bathroom with W.C. The property has a good size, enclosed rear garden, mainly laid to lawn, with a terrace running across the rear of the property and a summerhouse. At the front of the property is a lawned front garden, a driveway offering off-road parking for several vehicles and access to the garage which has an electric door, power and light. There is also a side gate leading to the rear.

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>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## FLOOR PLAN:

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Summer House = 3.8 sq m / 41 sq ft  
Total = 143.2 sq m / 1541 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.(ID1085657)

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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