

WEST CLOSE

Sea Lane Private Estate

Middleton-on-Sea, West Sussex



£900,000 Freehold

Detached 5-bedroom house with spacious and versatile accommodation, a short walk from the beach & village and located on the favoured Sea Lane Private Estate

FEATURES:

- Five bedrooms; two bathrooms
- Kitchen breakfast room with front aspect
- Spacious sitting room, opening to formal dining area and into conservatory
- Good size west facing gardens with terraced areas and lawn
- Large loft
- Offered for sale with no forward chain

WEST CLOSE

Sea Lane Private Estate

Middleton-on-Sea, West Sussex



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.



WEST CLOSE

Sea Lane Private Estate

Middleton-on-Sea, West Sussex



DESCRIPTION

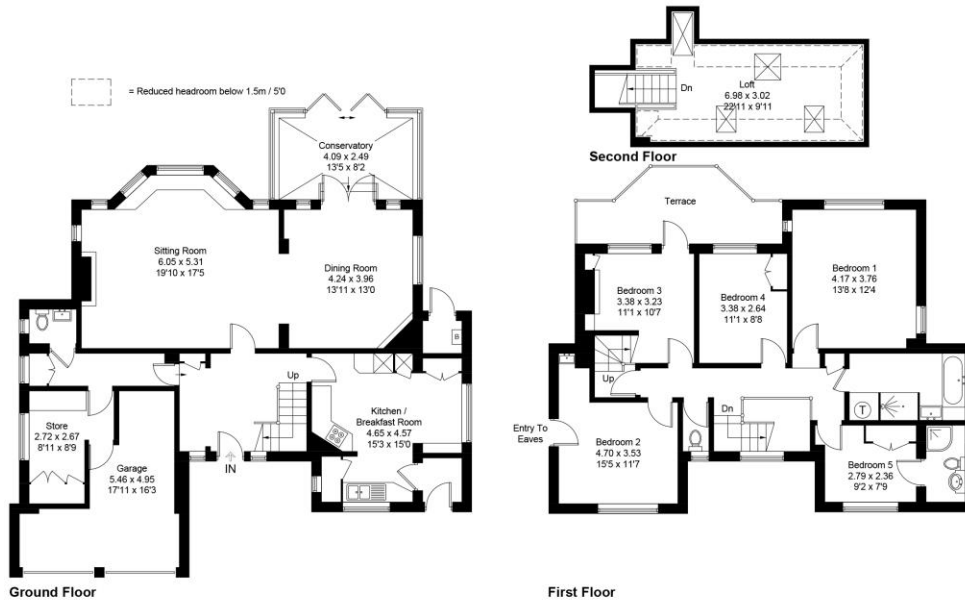
The front door opens into a large entrance hall with original wood floors with a door to the kitchen breakfast room which has a range of fitted units, a double oven, hob and fitted dishwasher and has windows to the front and side, a pantry cupboard and a door to an internal porch which gives access to the front. The spacious sitting room has an open fire and fireplace and a large, seated bay window with views to the garden and this opens to the formal dining area which also has a fireplace and double doors to the conservatory. The conservatory offers panoramic views of the garden with bi-fold doors opening to the adjoining terrace. There is a further door from the entrance hall which leads through an inner hallway to a W.C. with a door to a store (formerly a rear section of the garage) and a door through to the garage.

On the first floor, the spacious landing gives access to five bedrooms and the family bathroom with separate shower. Bedroom 1 has wood floors and rear aspect, Bedroom 2 has a sink and eaves cupboard; Bedroom 3 with rear aspect also has fitted cupboards; Bedroom 4 has a feature fireplace and access to the rear balcony and Bedroom 5, a single, has an ensuite shower room. The 22ft long loft, subject to the necessary consents and building regulations, could be used as a further bedroom or study. At the rear of the property there is a good size lawned area, boundaries with shrubs and trees at the rear providing a good level of seclusion. There is also a terrace adjacent to the rear of the property and gated access on both sides. At the front of the property is a smaller, lawned garden, a pathway to the front door, ample off-road driveway parking and access to the garage.



FLOOR PLAN:

Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft
(Including Garage)



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. (ID1117716)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(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.

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

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk