

## THE BYWAY

Middleton-on-Sea

West Sussex



## £525,000 Freehold

A semi-detached, three-bedroom chalet bungalow in a sought-after location, a few steps from the village centre.

### FEATURES:

- Sitting room with fireplace
- 21ft x 17ft conservatory with double doors to rear garden
- Ground floor bedroom 1 with fitted wardrobes and dressing area, 2 further first floor bedrooms
- Bathrooms on ground and first floor
- Enclosed rear garden with lawn, pond & terrace
- Front driveway, garage at rear, summerhouse and shed
- Offered for sale with no forward chain

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### SITUATION

The property is situated in The Byway, a private crescent to the north of Middleton Road, forming part of the Sea Lane Estate and just a few steps from the village centre and a short walk to the beach. 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 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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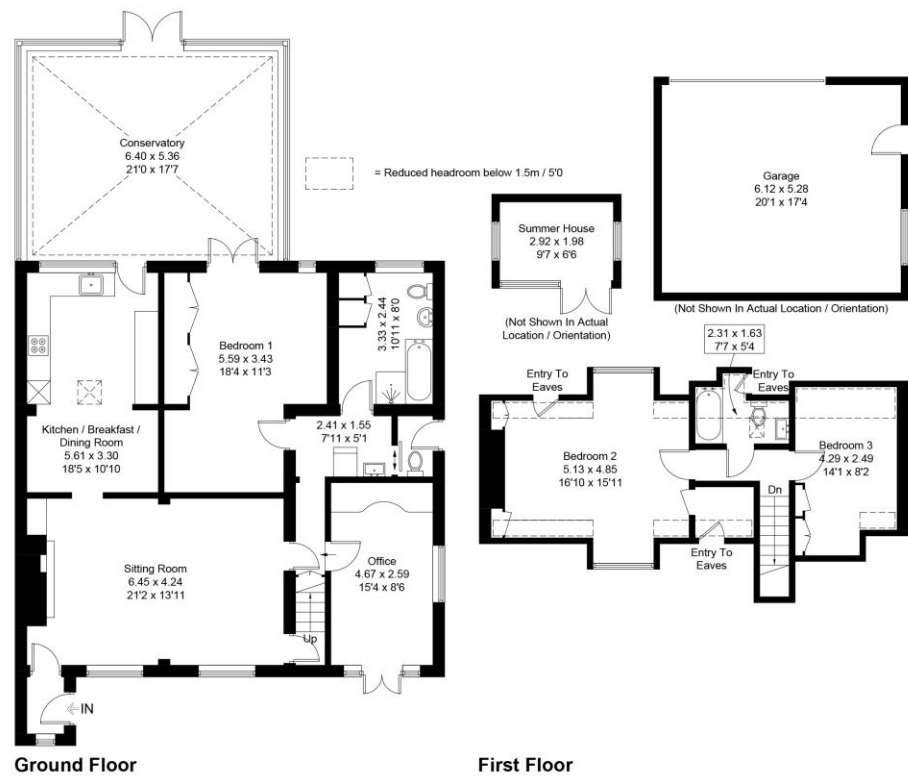
## DESCRIPTION

37 The Byway is in a prime location, with front aspect overlooking the garden and driveway. The front door opens to an enclosed entrance porch with a door to the sitting room, which has a fireplace, front aspect and opens to the kitchen breakfast / dining room. The kitchen has a range of fitted units, double oven and extractor, dishwasher, and under counter fridge and freezer. There is also space for dining. The kitchen opens into the 21ft x 17ft conservatory which offers lovely views over the garden and is accessed via double doors. From the sitting room there is a door through to an internal hallway with a door to the study (previous garage) which has double doors to the front. The ground floor master bedroom is situated to the rear of the property which has a good size dressing area, a range of fitted wardrobes and double doors into the conservatory. The ground floor bathroom has a bath, separate shower and fitted cupboards with space for white goods. There is also a side lobby with a recessed wash hand basin and sliding door to a W.C. and then an external door to the side of the property. From the sitting room, there is a staircase to the first floor which has two further bedrooms; bedroom 3 with fitted cupboards and front aspect and bedroom 2 which is dual aspect, with eaves storage and a walk-in wardrobe. There is also a bathroom with W.C. The pretty, cottage style gardens at the rear include lawns, terrace, pond with water feature, a summerhouse, shed and 20ft x 17ft garage with a door to the side and vehicular access via Ilex Way. There is a gated side path to the front of the property where there is driveway parking for several vehicles and a good size lawn.

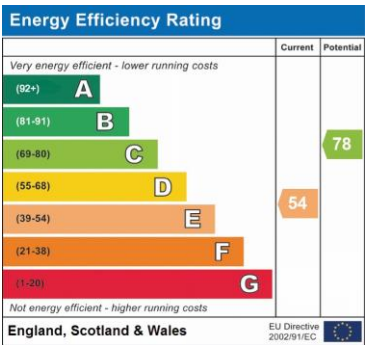


FLOOR PLAN:

Approximate Gross Internal Area = 183.6 sq m / 1976 sq ft  
Garage / Summer House = 38.1 sq m / 410 sq ft  
Total = 221.7 sq m / 2386 sq ft



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