

SILVER BIRCH DRIVE

Middleton-on-Sea

West Sussex



£550,000 Freehold

Well-presented detached home in popular location close to amenities

FEATURES:

- Light & spacious sitting room
- Open plan kitchen breakfast room opening to family room
- Utility Room & ground floor study (previously garage)
- Four first floor bedrooms
- Ensuite shower room to master and family bathroom
- Enclosed rear garden; store at front with electric door; driveway parking
- Offered for sale with no forward chain

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SITUATION

The property is situated in Silver Birch Drive and a short walk from the village of Middleton-on-Sea. The amenities the village has to offer include a good choice of shops, public houses, restaurants and the most beautiful beach. There is a doctor's surgery, a sports club and gym and many other recreational facilities including, in Felpham, a swimming pool, sailing and sports club, tennis courts and putting green. Barnham, less than 5 miles away, has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and the 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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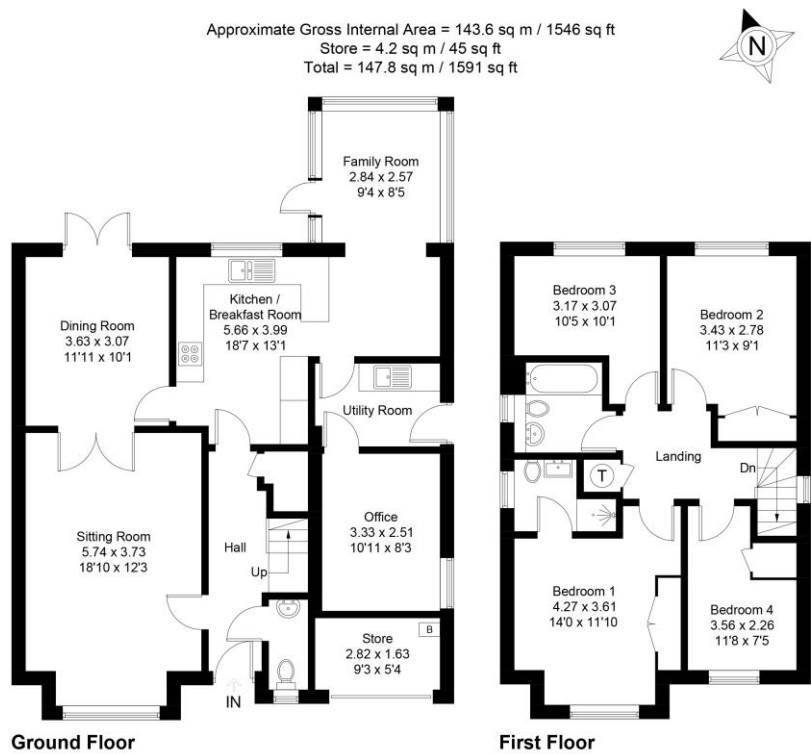


DESCRIPTION

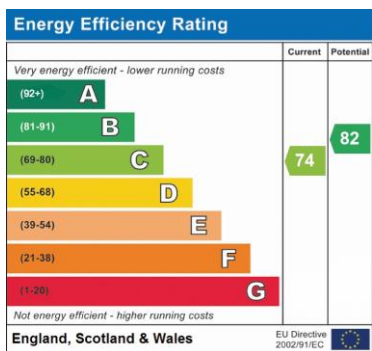
22 Silver Birch Drive is a very well presented, detached home with spacious and versatile accommodation. From the light and bright entrance hall, a door leads to the sitting room with front aspect and opens into the dining room with double doors to the rear. The kitchen breakfast room has a range of fitted units and integrated appliances, space for occasional dining and opens to the family room which has views of and access to, the rear garden. There is a utility room with door to side and a ground floor W.C. The garage has been part converted to provide a study. On the first floor there are three double bedrooms and a single bedroom. The master bedroom has an ensuite shower room and there is a family bathroom. The rear gardens are enclosed with an area of artificial lawn and terraces adjacent to the house, and in the rear corners of the garden, providing ideal space for outdoor dining/seating. At the front of the house there is a driveway with off-road parking and an electric door to the store (front part of garage). The house is fully double glazed and has the benefit of gas fired central heating and an internal viewing is recommended to appreciate the space and presentation of this superb home.



FLOOR PLAN:



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.

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