





South Winds, 48 Sea Way, Middleton-on-Sea

A character residence in prime location, just yards from the beach.



- ▶ Private Sea Lane Estate
- ▶ Plot of 0.23 Acres
- ▶ Five First Floor Bedrooms
- ▶ Kitchen-Breakfast and Utility
- ▶ Pretty Gardens
- ▶ Prime Coastal Location
- ▶ 2,543 Sqft of Accommodation
- ▶ Two Reception Rooms
- ▶ Garage and Ample Parking
- ▶ No Onward Chain

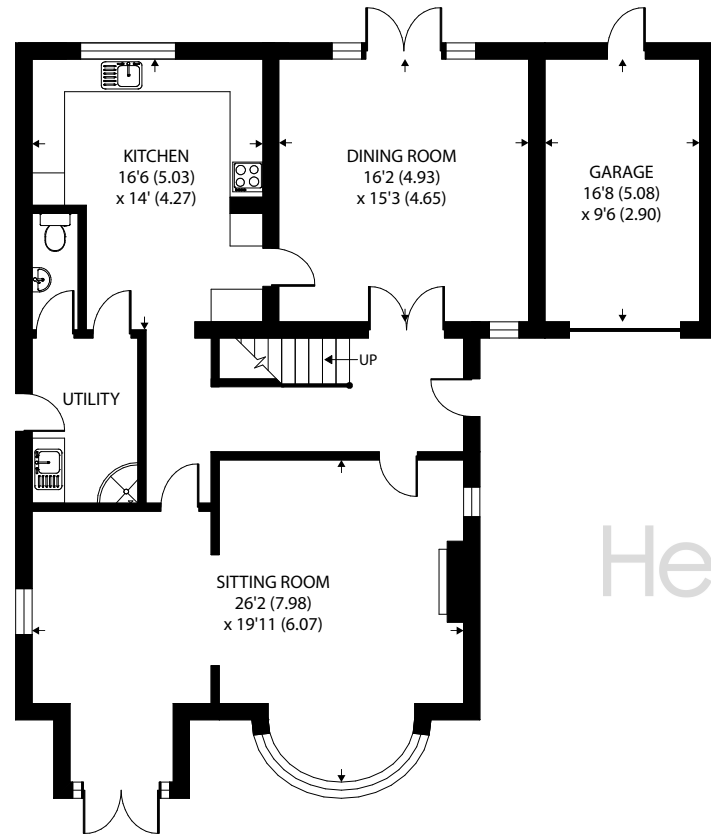
Positioned just 140 yards from the beach and located within the desirable Sea Lane Private Estate, an Area of Special Character, this detached family residence offers spacious accommodation, pleasant gardens and is offered for sale with the advantage of no onward chain. The plot measures 0.23 acres, whilst the internal accommodation measures 2,543 sqft, including the attached garage.

The property is set back from the road and approached via the long driveway and lawned front garden. Originally there were two separate reception rooms to the south side of the property. These rooms are now connected with an archway to create one spacious reception space with its attractive bay window, French doors to the front gardens and feature brick fireplace. To the rear of the property is the formal dining room with doors to the rear garden, as well as the kitchen-breakfast room. If desired these two rooms could be combined to create a large kitchen-dining-family room. In addition to the kitchen is the utility room with shower cubicle, side door to the gardens and separate WC. Stairs rise to the first floor landing where the family bathroom with separate WC and all five bedrooms will be found. The generous principal bedroom is located at the rear of the property and enjoys a balcony overlooking the garden. From the first floor landing, a ladder rises to the loft, where the centre section has been boarded and floored, providing an additional space for storage. This room has not been officially converted but has historically been used as an occasional studio or play room.

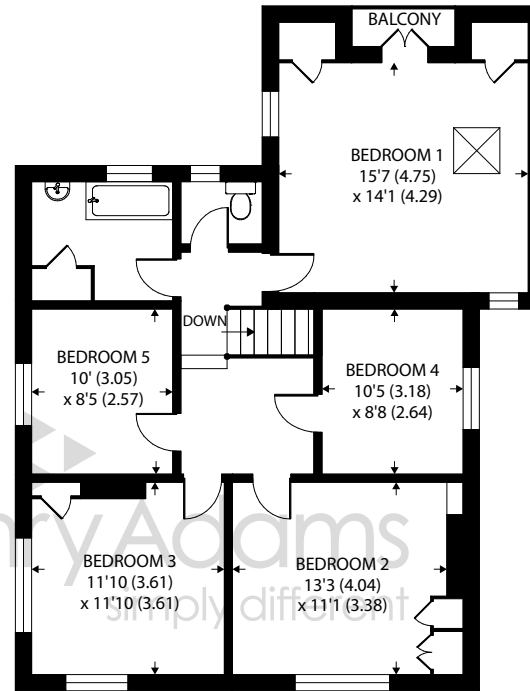




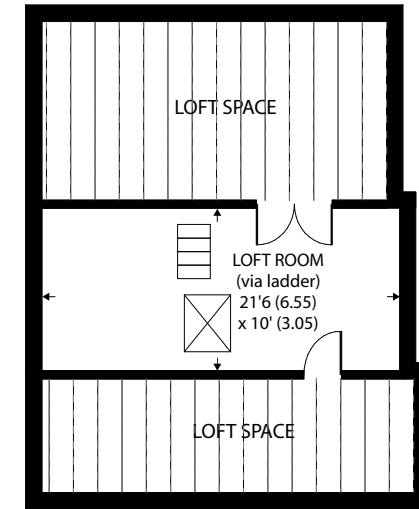




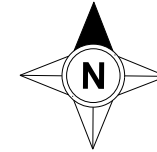
GROUND FLOOR



FIRST FLOOR



LOFT



Henry Adams
simply different

Denotes restricted head height

Approximate Area = 2156 sq ft / 200.3 sq m

Loft Room = 234 sq ft / 21.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 2543 sq ft / 236.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside, the overall plot measures 0.23 acres with the delightful, established gardens being a real feature of the property. The long front garden provides privacy and ample parking, whilst the rear garden measures approximately 67 x 62ft and is mainly laid to lawn with mature hedging and trees. The rear garden is not overlooked.

Location

South Winds is located in Sea Way which forms part of the prestigious Sea Lane Private Estate in Middleton-on-Sea and is recognised as an Area of Special Character. The village of Middleton offers a range of local facilities including a pharmacy, post office, newsagents, and hardware store. Nearby sailing facilities are available at Felpham along with a sports centre with swimming pool and golf club. The cathedral city and the famous Goodwood motor circuit can be found within approximately eleven miles from Middleton-on-Sea.

Private Estate Charge: We understand the private estate charge is £175 p.a.

Council Tax Band: F

Directions

What3Words ///mostly.seats.such

04/12/23



