





1 Friary Close, Middleton-on-Sea

Spacious four bedroom detached house with double garage.



- ▶ **Extended Detached House**
- ▶ **Sitting Room and Dining Room**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Bathroom and Shower Room**
- ▶ **Double Garage**
- ▶ **2,164 Sqft including Garage**
- ▶ **Conservatory and Home Office**
- ▶ **Four Bedrooms**
- ▶ **Pretty Gardens**
- ▶ **No Onward Chain**

A well proportioned four bedroom detached family home offering generous accommodation to suit the needs of a modern family and located within a short distance of the Middleton on Sea Village centre. The property is situated on a corner plot with a pretty wrap-around garden and plenty of off-road parking.

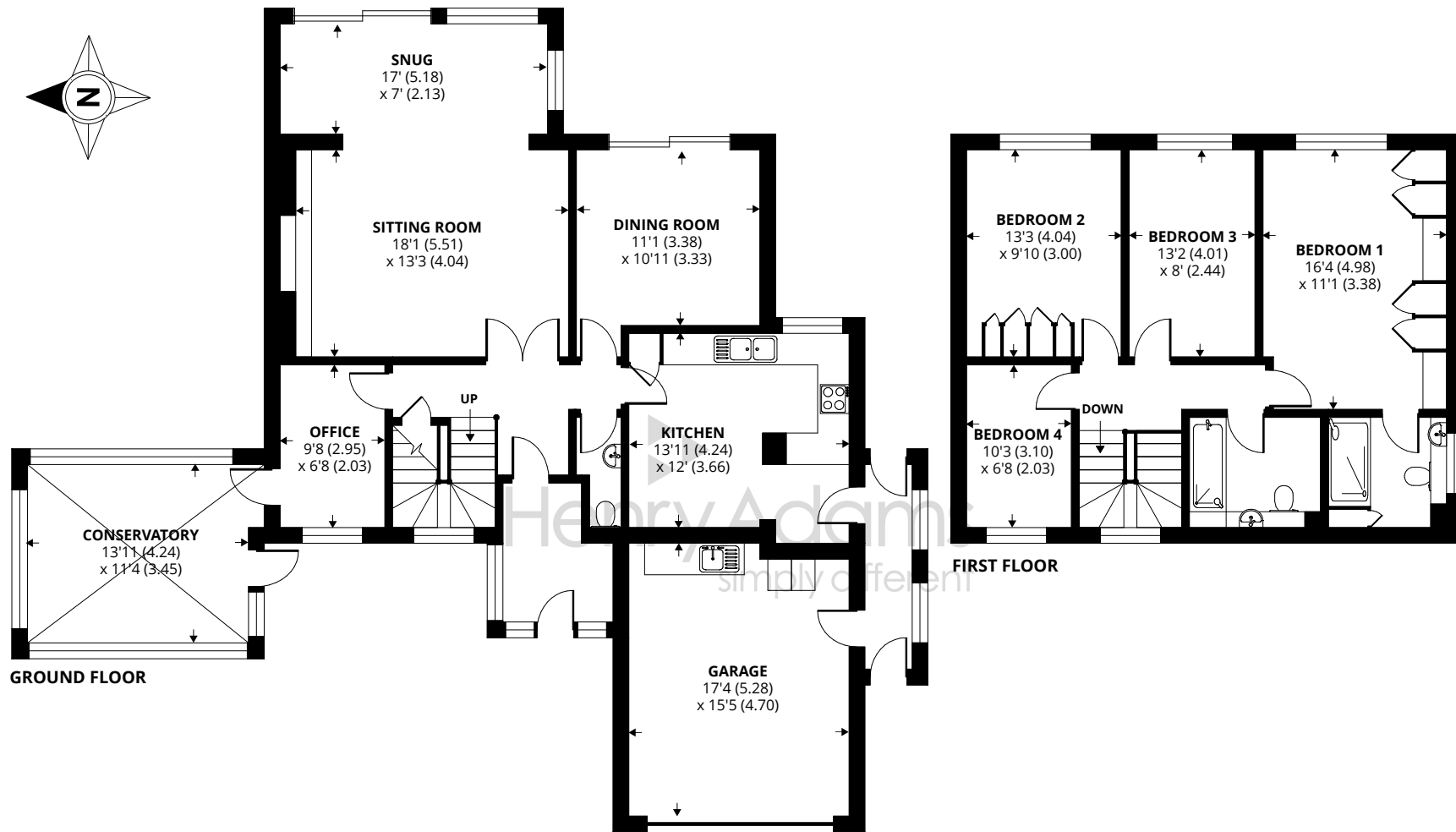
The accommodation measures 1,927 sqft (2,164 sqft including the garage) and briefly comprises entrance porch with space for coats and shoes, before opening into the main hall. On the ground floor, the principal rooms are well proportioned and offer an abundance of space for gatherings and relaxation. The extended sitting room overlooks the rear garden and has access leading straight out. The kitchen has plenty of fitted units along with space for a table and chairs and side access out to the garden via the side lobby. There is also a separate formal dining room, a home office and a cloakroom. A conservatory overlooking the garden completes the ground floor accommodation.

Upstairs, you'll find four bedrooms. The principal bedroom, in particular, boasts an en-suite bathroom and plenty of fitted wardrobes. A family bathroom serves the remaining bedrooms, which are all a good size. One of the standout features of this home is the double garage. It not only provides ample space for parking vehicles but also offers extra storage or the potential for a workshop area, catering to the needs of hobbyists and DIY enthusiasts.









Approximate Area = 1927 sq ft / 179 sq m

Garage = 237 sq ft / 22 sq m

Total = 2164 sq ft / 201 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 back garden is a mix of lawn, patio and mature trees, plants and shrubbery.

Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, cafe, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius. 05/09/23

Council Tax Band: E

05/09/23



