





Marycroft, 18 Sea Lane, Middleton-on-Sea

A beautiful character residence within a highly desirable private estate.



- ▶ **Character Residence**
- ▶ **2,519 Sqft of Accommodation**
- ▶ **Six Reception Rooms**
- ▶ **Delightful, Secluded Gardens**
- ▶ **Close to Beach and Shops**
- ▶ **Desirable Private Estate**
- ▶ **Four First Floor Bedrooms**
- ▶ **Kitchen and Separate Utility**
- ▶ **Grounds of 0.36 Acres**
- ▶ **No Onward Chain**

This beautiful character residence occupies an enviable position within the private Sea Lane Estate, just a short distance from both the beach and local village facilities. Combining the charm of a thatched cottage whilst providing generous accommodation throughout, this property would be equally suited as a family home or coastal weekend retreat, and is now offered for sale with the advantage of no onward chain.

The accommodation is arranged over two floors and measures 2,519 sqft (2,763 sqft including the attached garaging). The ground floor briefly comprises: spacious entrance hall with WC. To the left of the entrance hall is the snug, which in turn leads to the conservatory and generously proportioned sitting room, with both rooms enjoying views over the delightful gardens to the rear of the property. Also from the entrance hall, the grand dining room sits at the heart of the property and leads on to the study and kitchen beyond. The kitchen boasts an adjoining breakfast room and benefits from a separate utility room with door onto the driveway. The first floor provides four bedrooms, with the impressively sized principal bedroom benefiting from an en-suite bathroom with separate shower and twin basins. Three further bedrooms will be found along with a shower room.

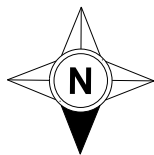
Private Estate Charge: The private estate charge is approximately £255 p.a.

Council Tax Band: G









Approximate Area = 2519 sq ft / 234 sq m

Garage = 244 sq ft / 22.7 sq m

Total = 2763 sq ft / 256.7 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 grounds measure 0.36 of an acre and offer a high level of seclusion in all directions. The gardens wrap around the property and have been thoughtfully designed to include areas of established flower beds and mature shrubs, as well as a former vegetable garden with fruit trees, timber shed and greenhouse.

Location

The development of modern Middleton began after World War I and was largely the achievement of Captain Coldicott around the early 1920's. Later development of the estate was continued by the Linfoot family but always with a preference for well spaced properties using traditional designs and materials which is still evident today. The Sea Lane estate is now recognised as an 'Area of Special Character' and is regarded as being a highly desirable location. Middleton offers a range of local amenities with sailing facilities available at Felpham, along with a sports centre with swimming pool and golf club. The cathedral city of Chichester and the famous Goodwood motor circuit are some 11 miles away. 07/07/23



