



Henry Adams
simply different
For Sale

21 Sunnymead Close, Middleton-on-Sea

A detached chalet style house with large corner plot rear garden.



- ▶ **Detached Chalet Style House**
- ▶ **Cul-De-Sac Location**
- ▶ **Two/Three Bedrooms**
- ▶ **Driveway and Garage**
- ▶ **No Onward Chain**
- ▶ **Large Corner Plot Rear Garden**
- ▶ **One/Two Reception Rooms**
- ▶ **Potential to Extend**

This detached chalet style house is positioned at the end of a quiet cul-de-sac on the edge of Middleton-on-Sea and is offered for sale with the advantage of no onward chain.

The accommodation measures 1,154 sqft excluding the garage, and offers a degree of flexibility with either two bedrooms, two reception rooms, or three bedrooms with one being on the ground floor. This additional reception/bedroom could also be opened up into the kitchen to create a larger kitchen-dining room if desired. The sitting room is located to the rear of the property and enjoys access out on to the generous rear garden. In addition, leading from the kitchen is the lean-to style utility area with WC and access to garden.

Stairs from the entrance hall rise to the first floor landing where the family bathroom and both double bedrooms will be found.

Outside, to the front of the property is a small garden area and driveway which leads to the single garage. The rear garden is a noteworthy feature of this property, offering a high level of privacy and being of an unusually generous size for the road. The large rear garden offers potential for extending the property if desired, subject to the usual permissions.

Council Tax Band: E





Approximate Area = 1154 sq ft / 107.2 sq m

Limited Use Area(s) = 213 sq ft / 19.7 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1498 sq ft / 139.1 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.

Location

Sunnymead Close is located to the north-eastern edge of Middleton-on-Sea and offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

Directions

From our office in Middleton, proceed in an easterly direction passing the Fiat Garage on the left hand side and turn right at the mini-roundabout into Elmer Road. Proceed taking the 7th left hand turning into Lane End Road . At the end of the road, proceed straight ahead into Sunnymead Close where No 21 will be found at the very end of the cul-de-sac.

08/07/24

