



11 South Walk, Middleton-on-Sea

Guide Price £749,950

 **Henry Adams**
estate agents



11 South Walk

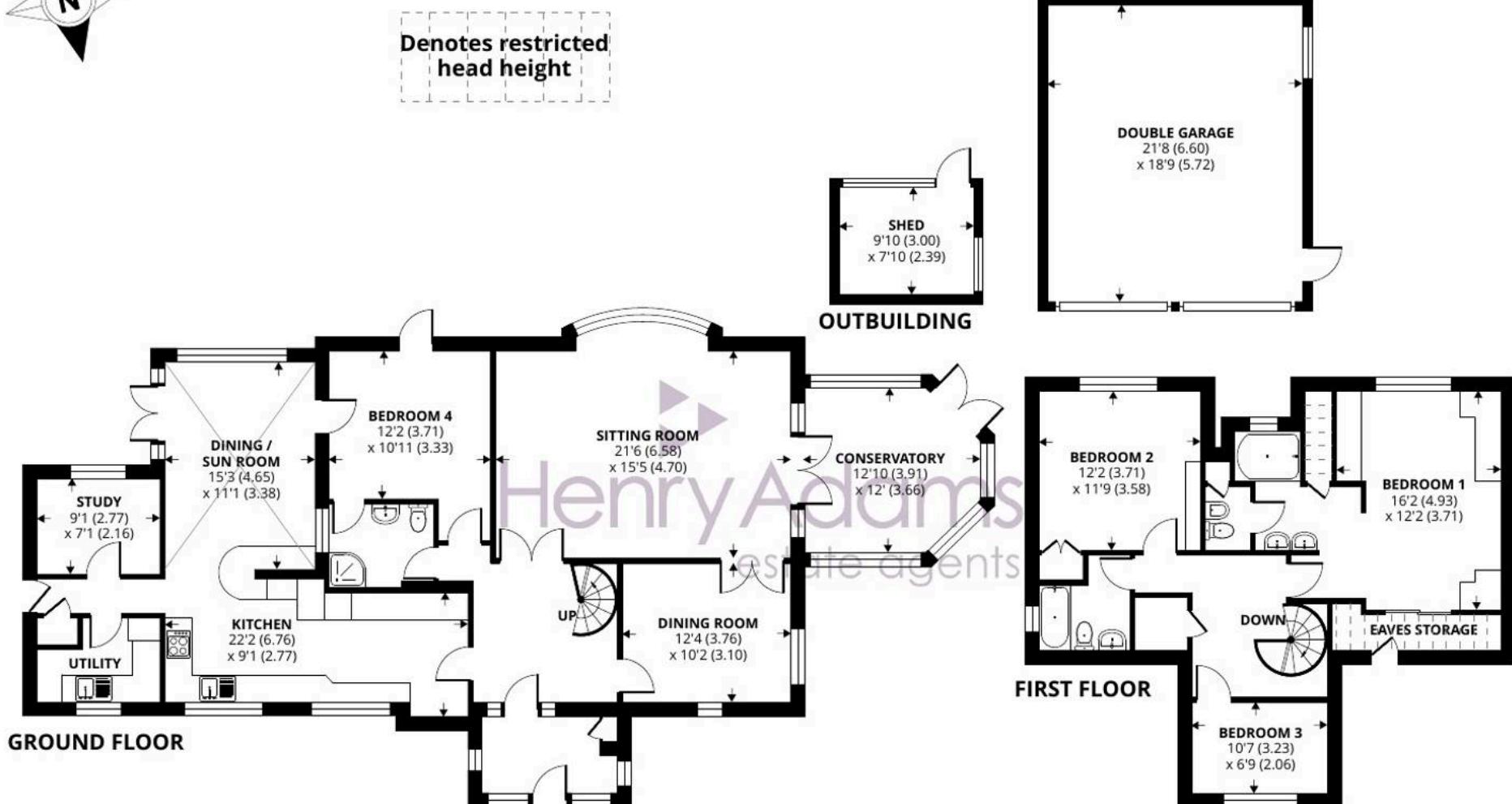
- Detached Chalet Style House
- Private Estate
- 2,370 Sqft of Accommodation
- 4 Bedrooms
- 4 Reception Rooms
- 3 Bath/Shower Rooms
- Utility Room and Study
- Double Garage and Ample Parking

This well presented chalet-style house is located within the prestigious Sea Lane private estate, just a short walk from the beach, local shops and Middleton Sports Club. Offering a generous 2,370 sq ft of accommodation, the property provides flexible and well proportioned reception rooms.

Accessed via an in/out driveway, the property provides ample off-road parking in addition to the detached double garage. Once inside the accommodation briefly comprises: front door opening into an enclosed entrance porch. From here a further door leads into the large entrance hall which has doors to all major reception rooms and the impressive spiral staircase. The reception rooms include the sizeable sitting room, double glazed conservatory on the western side of the property and a separate formal dining room which could be repurposed as a further bedroom if desired.







South Walk, Bognor Regis

Approximate Area = 2370 sq ft / 220.1 sq m (includes eaves storage)

Outbuilding & Garage = 489 sq ft / 45.4 sq m

Total = 2859 sq ft / 265.5 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2024 by a third party.
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The 22ft long kitchen has been modernised in recent years, provides ample cupboard and worktop space, and is semi open plan to a further dining area/sun room with doors on to the terrace and garden. There is also a rear lobby with utility room and a study beyond the kitchen. A ground floor bedroom with 'Jack and Jill' shower room completes the ground floor.

The spiral staircase from the entrance hall rises to a good size landing with airing cupboard. The principal suite with fitted storage, opens to the bathroom area. Bedroom two, with rear aspect, is a good size double with fitted cupboard and bedroom three is a single room. There is also a family bathroom.

Outside, the gardens wrap around the property and provide large areas of lawn, private seating areas, a good size decked area ideal for outdoor dining/seating and a pathway that runs around the perimeter of the house.

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.

What3Words //spice.remit.star

Tenure: Freehold & Council Tax Band: F

EPC Energy Efficiency Rating: C





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