





## 3 Alder Way, Middleton-on-Sea

A detached family home offered for sale with No Onward Chain.



- ▶ **Detached Family Home**
- ▶ **4 Bedrooms, 2 Bathrooms**
- ▶ **Kitchen/Breakfast Room and Utility**
- ▶ **Double Garage and Driveway**
- ▶ **Middleton Village Location**
- ▶ **1,859 Sqft**
- ▶ **Sitting Room and Dining Room**
- ▶ **Study and Conservatory**
- ▶ **Quiet Cul-De-Sac**
- ▶ **No Onward Chain**

Offered for sale for the first time since its construction in 1991 and with the advantage of having no forward chain, this well proportioned family home is located at the heart of the Middleton-on-Sea village.

Measuring an impressive 1,859 sqft, the property briefly comprises four reception rooms including sitting room, separate dining room leading on to the double glazed conservatory, a study/playroom, as well as the kitchen/breakfast room with separate utility room. Ascending the stairs, you will find the family bathroom as well as the four generously sized bedrooms, three of which have built-in wardrobes, with the principal bedroom also having an en-suite bathroom.

Outside, the property features a double garage and driveway, offering ample space for two vehicles parked side by side. The rear garden is mainly laid to lawn with an area of patio, and attractive mature trees.

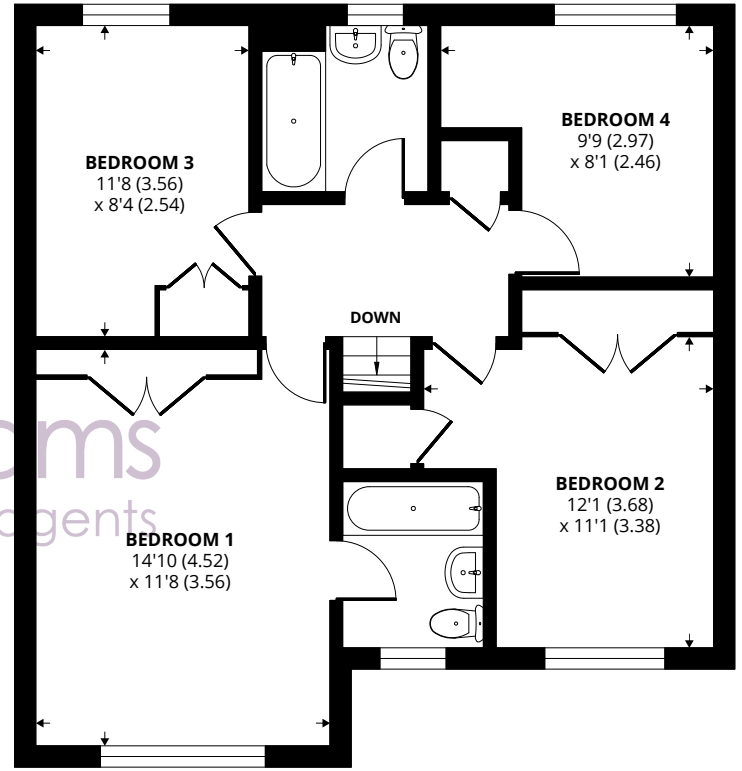
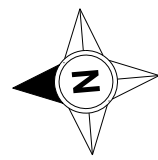
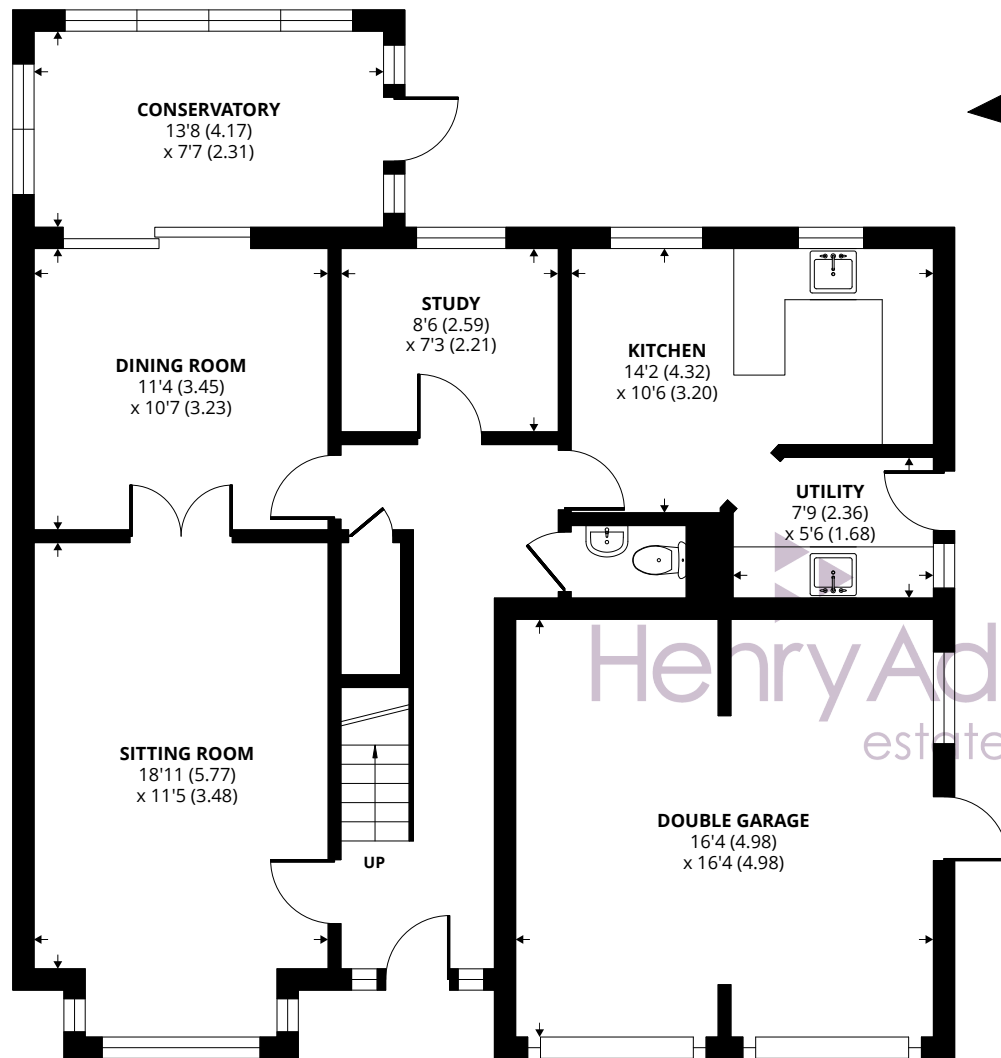
Situated in the sought-after Middleton village, residents will appreciate the convenient setting being within easy reach of local amenities, schools, and recreational facilities. The location provides a perfect balance of tranquillity and convenience, offering a desirable lifestyle for families and professionals alike.

Council Tax Band: F









**FIRST FLOOR**

**GROUND FLOOR**

Approximate Area = 1859 sq ft / 172.7 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.

## Location

Middleton village centre offers a number of local facilities and amenities including, but not limited to a post office, a doctors surgery, a pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

What3Words ///marsh.festivity.regime

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