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55 Southdean Close, Middleton-on-Sea, Bognor Regis, PO22 7TH

Guide Price £600,000 Freehold



55 Southdean Close, Middleton-on-Sea

Three bedroom detached house situated on a private road near the beach.



- ▶ **Detached House**
- ▶ **Generous Layout**
- ▶ **Opposite Twitten to Beach**
- ▶ **Bathroom and Separate WC**
- ▶ **Garage and Parking**
- ▶ **Sought-after Private Road**
- ▶ **Sea Glimpses**
- ▶ **Three Double Bedrooms**
- ▶ **1,541 Sqft of Accommodation**
- ▶ **No Onward Chain**

This well-appointed three bedroom detached house is situated on a sought-after private cul-de-sac within close proximity to the beach, with the added convenience of being opposite a twitten leading directly to the foreshore. The property offers 1,541 sqft of accommodation, which includes a spacious and well-proportioned internal layout.

Noteworthy features of the property include a generous sitting room which benefits from views of both the front and rear gardens and is open to the dining room which has patio doors opening out to the garden. The modern kitchen is equipped with an integral eye-level oven and counter top hob with extractor above. The internal garage is accessible from the hall and is equipped with an electric door for added convenience. A cloakroom will also be found on the ground floor.

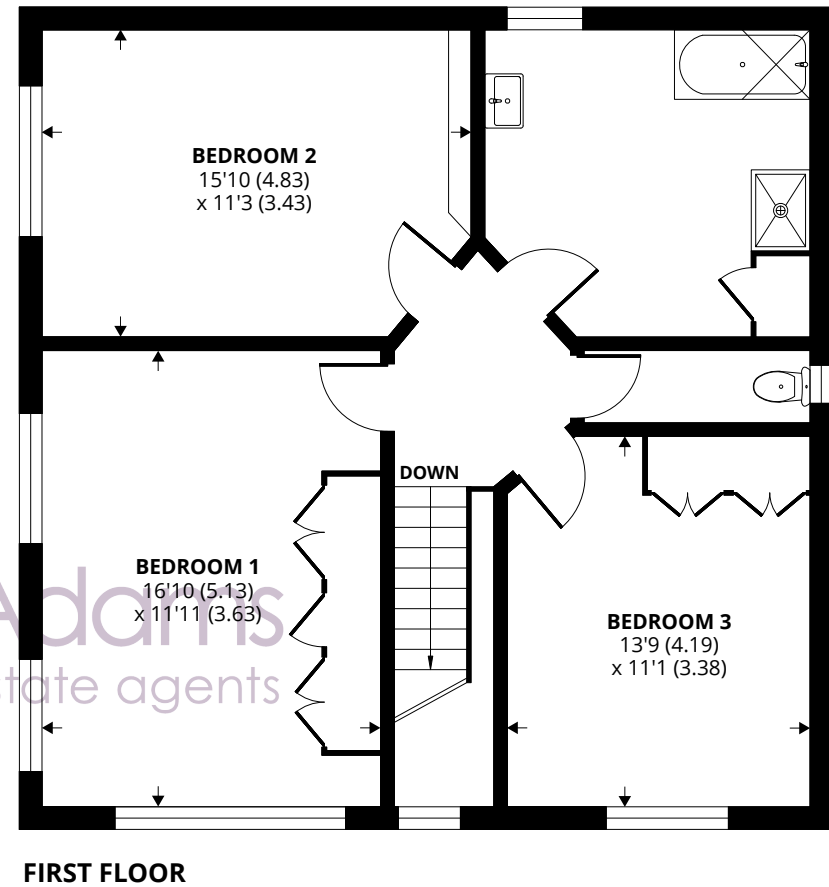
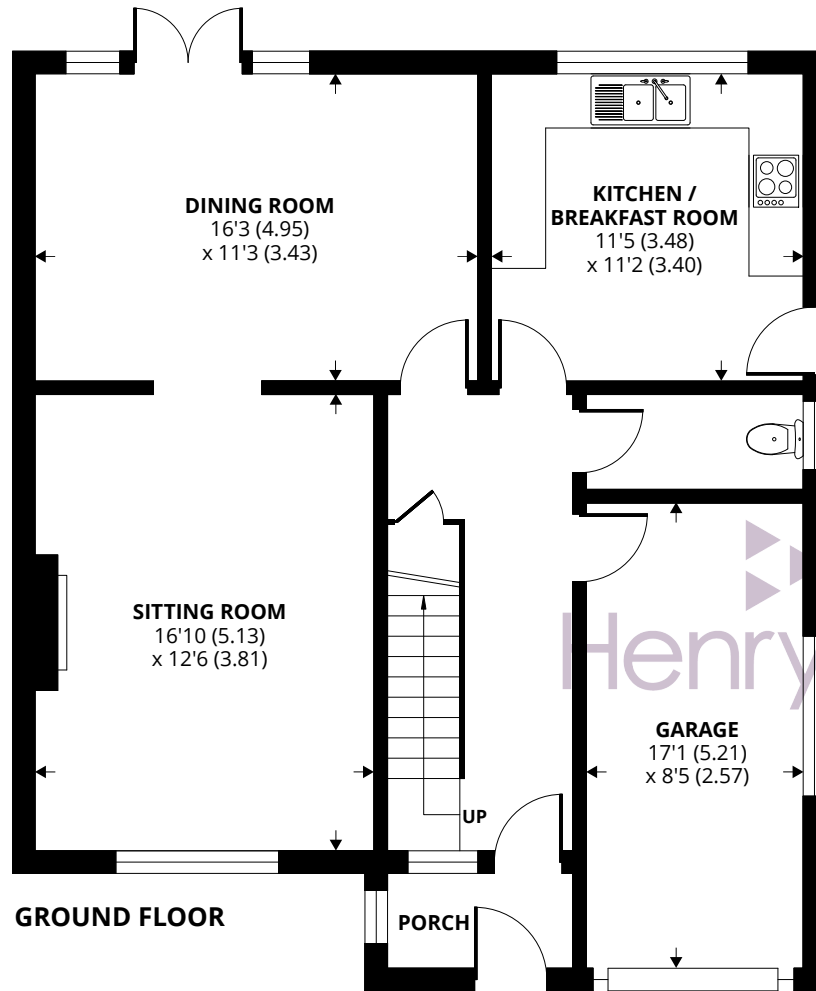
The first floor features three spacious double bedrooms. Bedrooms one and two have fitted wardrobes and offer a southerly aspect, catching sight of the sea between the houses facing the waterfront. The generous family bathroom includes a walk-in shower cubicle and a bath tub. Additionally, there is a separate WC to complete the internal layout.

Outside, the rear garden is predominantly laid to lawn with a paved patio area. A driveway at the front of the property offers off-road parking for multiple vehicles. There is also a south facing area of lawn.









Approximate Area = 1541 sq ft / 143.1 sq m
 Outbuilding = 137 sq ft / 12.7 sq m
 Total = 1678 sq ft / 155.8 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

The property is situated at the end of this private cul-de-sac and is within a short distance to the beach. The village of Middleton-on-Sea offers a range of local facilities comprising primary school, two doctors surgeries, pharmacy, post office, newsagents and various stores. The nearby village of Felpham offers further schools, sports centre with swimming pool, golf club, and a range of useful shops. There are also nearby sailing facilities at both Felpham and Bognor Regis. The cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 miles of Middleton on Sea.

Council Tax Band: F

What3Words ///dunes.work.pilots

03/09/24





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