







## St Mawes, 50 Southdean Close

An immaculately presented detached chalet style house with no onward chain, located within a short distance to the beach.



- ▶ Stylish Detached Property
- ▶ Modern Kitchen
- ▶ Garage and Off-Road Parking
- ▶ Footpath provides Access to the Beach
- ▶ Open Plan Sitting Room/Diner
- ▶ Principal Bedroom with En-Suite
- ▶ Well Tended Gardens

Situated a short walk to the beach is this stylishly presented three bedroom detached chalet style house. The ground floor comprises, a modern kitchen with built-in appliances, an open plan sitting room/dining room with double doors leading to the garden, study and a WC.

On the first floor, there are three bedrooms, a main bathroom and an en-suite from the principal bedroom.

Externally, the property benefits from a wrap-around garden, which is mainly laid to lawn with various shrubs and flowers. To the front of the property is a large driveway and a garage.

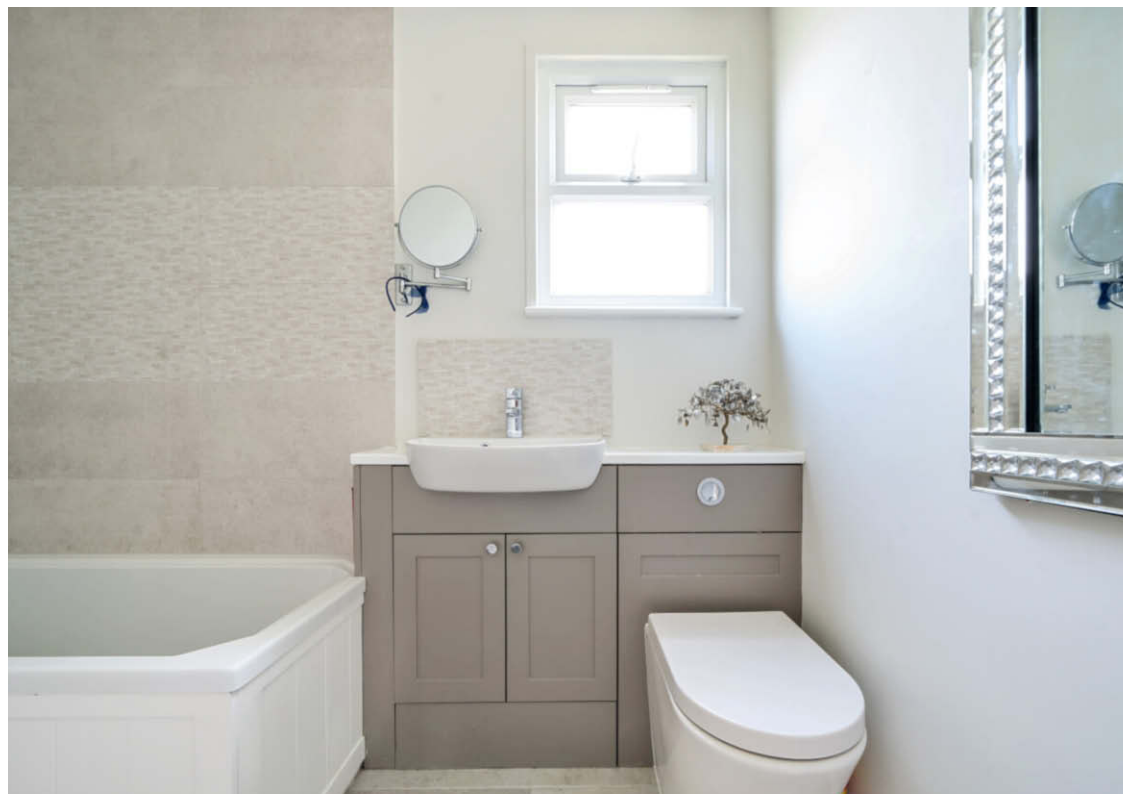
Private Road Charge: We understand the private road charge is currently 175 p.a.

Council Tax Band: E













## Southdean Close, Middleton On Sea, Bognor Regis

Approximate Area = 1133 sq ft / 105.3 sq m

Garage = 147 sq ft / 13.7 sq m

Limited Use Area(s) = 27 sq ft / 2.4 sq m

Total = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Henry Adams. REF: 1139737

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.

What3Words ///newlyweds.darts.pipe

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