



## 19 Norman Way, Middleton-on-Sea

Semi-detached three bedroom house situated in a cul-de-sac with easy access to the beach.



- ▶ **Semi-Detached Freehold House**
- ▶ **801 Sqft of Accommodation**
- ▶ **Kitchen/Dining Room**
- ▶ **Driveway for Two Vehicles**
- ▶ **Private Gated Beach Access**
- ▶ **Three Bedrooms**
- ▶ **Low Maintenance Garden**
- ▶ **No Forward Chain**

Positioned within the exclusive enclave of the private and gated Saxon Reach beach estate, this well presented three bedroom house presents a rare opportunity to own a slice of coastal living. The property is offered for sale with the advantage of no onward chain and would make an ideal permanent residence or holiday home.

The accommodation measures 801 sqft with the ground floor briefly comprising: entrance hall with cloakroom/WC, sitting room, and at the rear of the property, a generously sized kitchen/dining room which overlooks the rear garden. The kitchen is well-appointed with a range of fitted units and integral oven, gas hob and filter hood.

Stairs rise from the sitting room to the first floor landing where you will find the airing cupboard, bathroom and all three bedrooms, two of which are double rooms.

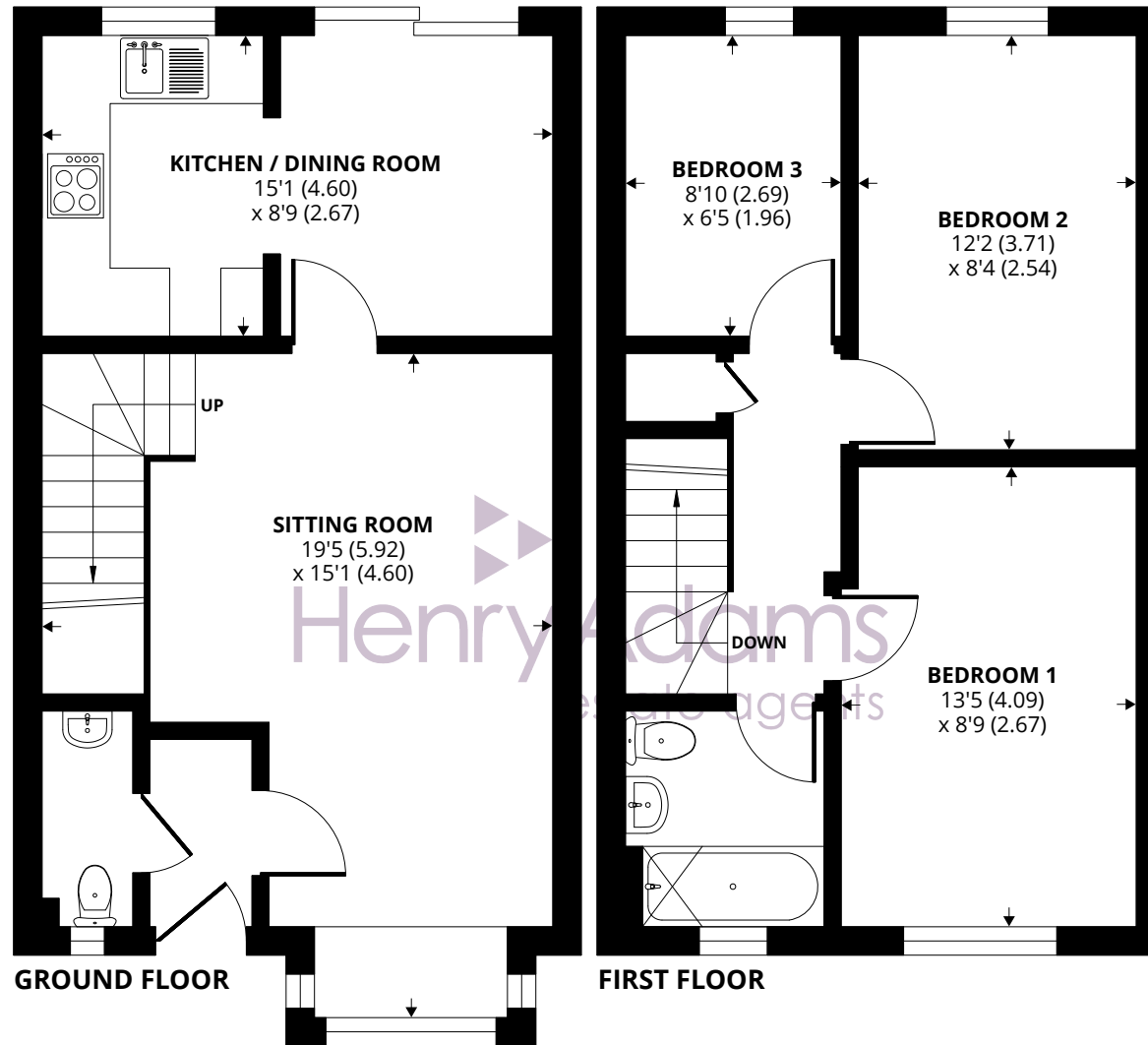
Externally, the property features a private driveway for two vehicles with ample guest parking opposite. The rear garden provides a good level of privacy, is mainly laid to lawn and patio and includes a useful timber garden shed.

White goods and furniture are available by separate negotiation if desired.

Estate Charge: We understand the estate charge is approximately £315 p.a.

Council Tax Band: D





Approximate Area = 801 sq ft / 74.4 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 Saxon Reach private estate is located in the charming village of Middleton-on-Sea and offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

What3Words ///tentacles.nips.smooth

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