





## 4 Maple Close, Middleton-on-Sea

A detached family home in quiet, no-through road location with spacious rooms and private gardens.



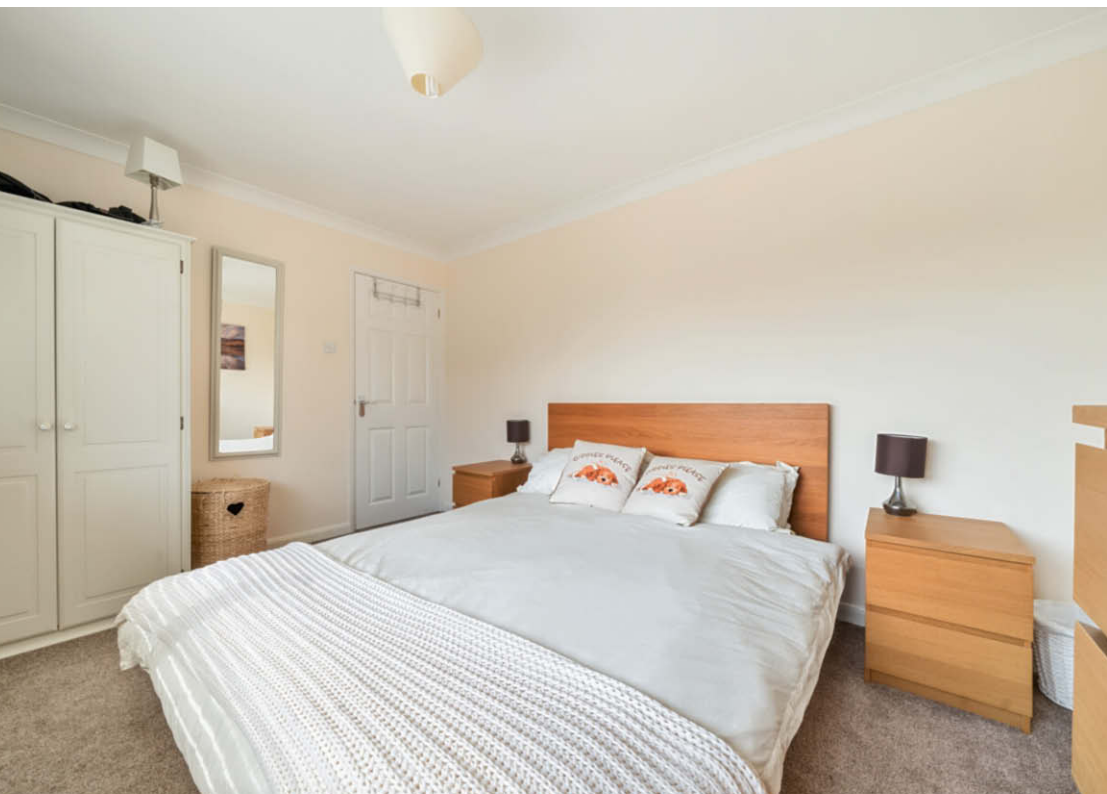
- ▶ **Detached Family Home**
- ▶ **1,767 Sqft in Total**
- ▶ **20ft Sitting Room**
- ▶ **Garden Room**
- ▶ **Double Detached Garage**
- ▶ **Favoured Residential Location**
- ▶ **4 Bedrooms, 2 Bath/Showers**
- ▶ **Modern Kitchen/Breakfast Room**
- ▶ **Private Gardens**
- ▶ **Ample Driveway**

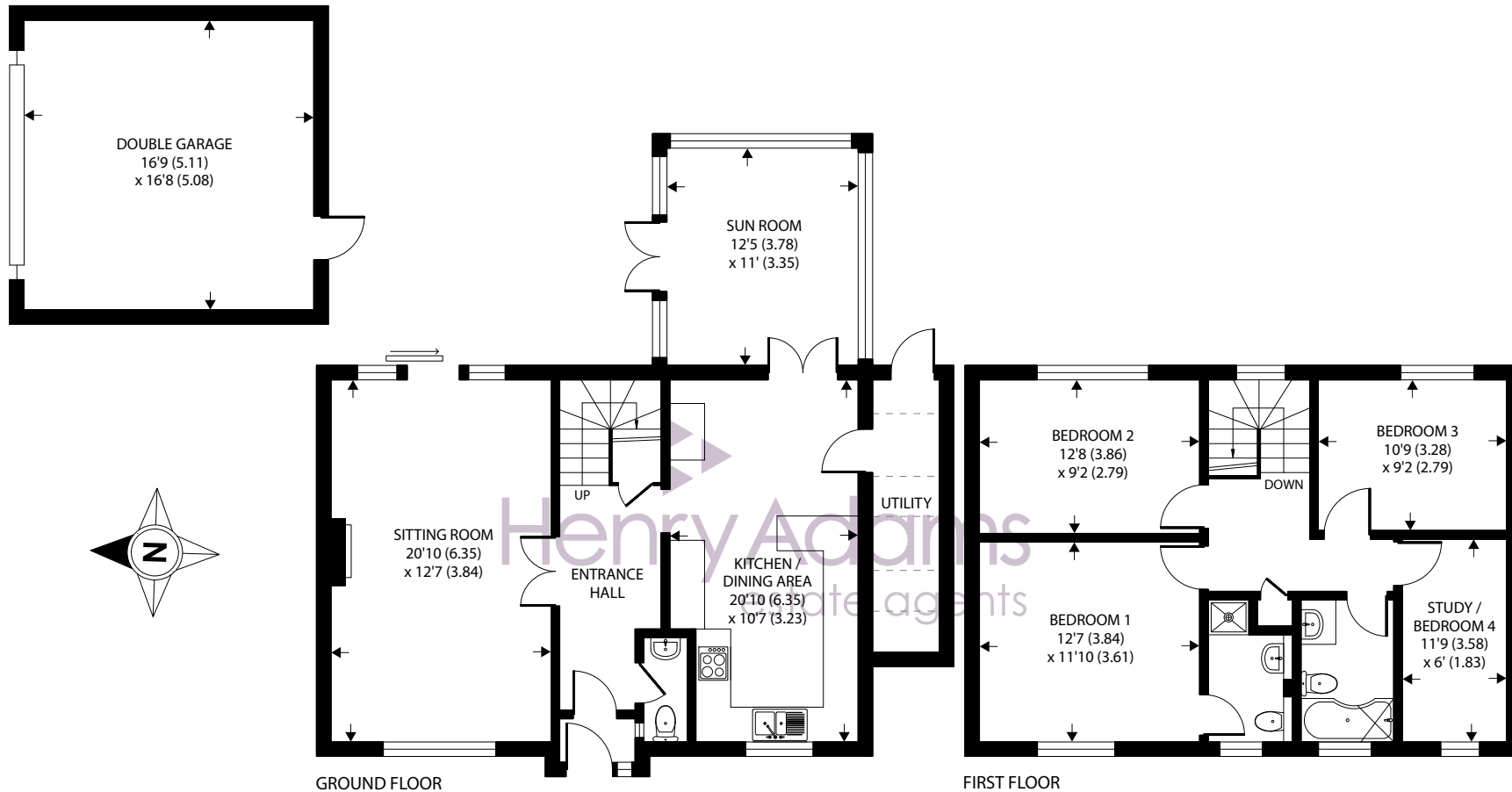
This four bedroom detached house boasts spacious family accommodation and is positioned overlooking a pleasant green space to the front within a desirable residential cul-de-sac location. Located just a short distance to the north of the Middleton-on-Sea village, the property is conveniently located for the local amenities. The accommodation measures 1,489 sqft (1,767 sqft including the detached double garage) and briefly comprises: entrance porch moving into a wide entrance hall with cloakroom. The dual aspect sitting room will be found to the left and includes a feature fireplace and sliding doors to the rear garden. The modern kitchen/dining room features a range of white units providing ample cupboards for storage and plenty of worktop space. There is also a breakfast bar and space for a small table. From the kitchen there is a utility room to the side of the house, and at the rear, leading to the garden is the conservatory which has been improved with the addition of a solid roof making this a useable room all year round and ideal as a dining room.

On the first floor, the property comprises four generously sized bedrooms providing ample accommodation for a growing family or those in need of extra space. Three of the bedrooms are double rooms with the fourth bedroom being a generous single room. In addition to the family bathroom is the en-suite shower room to the principal bedroom.









Approximate Area = 1489 sq ft / 138.3 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 1767 sq ft / 164.2 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.

Outside, the property boasts a private and well-maintained garden which is split into two areas, perfect for those families wishing to separate the play area from the formal garden. The gardens are mainly laid to lawn with areas of patio, a pond in the main garden and access into the detached double garage. Accessed from Hadley Close, the driveway provides ample family parking and leads to the garage.

### Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham 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. 08/08/24

Council Tax Band: E - What3Words ///arriving.outlined.cowering



