



## 35 Lucking Lane, Middleton-on-Sea

A spacious three bedroom semi-detached house with the advantage of no onward chain.



- ▶ A Well Presented Semi-Detached House
- ▶ No Onward Chain
- ▶ Three Bedrooms
- ▶ Generous West Facing Garden
- ▶ Quiet Residential Side Road
- ▶ 943 Sqft of Accommodation
- ▶ Sitting/Dining Room & Kitchen
- ▶ Family Bathroom
- ▶ Off-Road Parking
- ▶ Close to Middleton Village Centre

This semi-detached three bedroom house offers well-maintained accommodation, a generous westerly rear garden and the added advantage of no onward chain, allowing for a quick move.

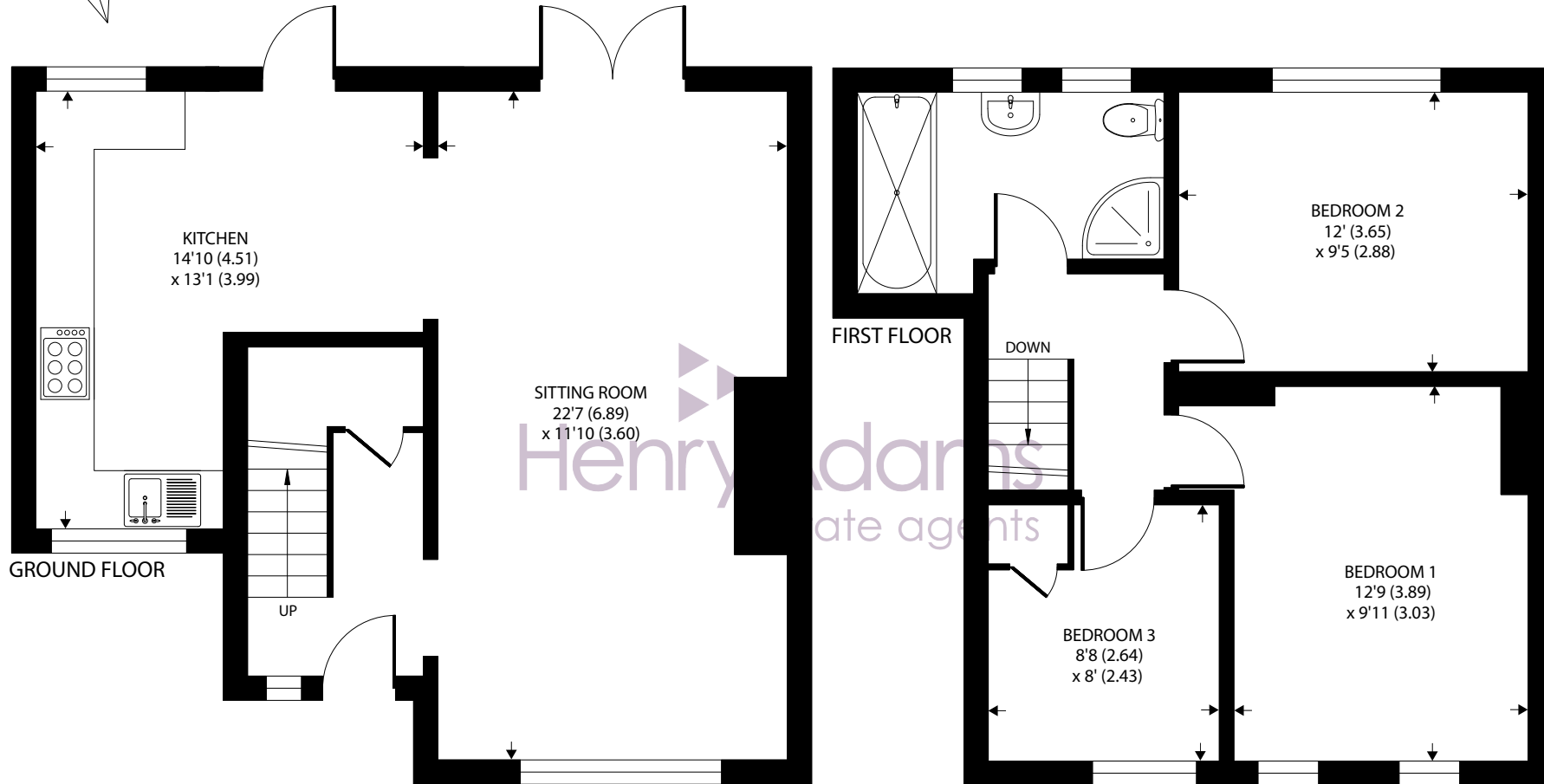
Upon entering, the accommodation comprises a spacious sitting room with a dual aspect, allowing ample natural light. The recent addition of a log burner provides an attractive focal point and creates a cosy atmosphere in the colder seasons. The sitting room seamlessly flows into the dining area and kitchen beyond. The kitchen features an integrated fridge, a separate freezer, as well as space for a dishwasher and a range-style cooker. Patio doors lead out from the dining area and kitchen to the sizeable garden. A cupboard off of the hall provides space and plumbing for a washing machine.

The first floor hosts two double bedrooms, a single bedroom, and a bathroom equipped with both a bath tub and a walk-in shower cubicle.

Externally, a driveway caters for off-road parking. The rear garden boasts a westerly aspect and is of an impressive size, predominantly laid to lawn with a patio area, shed, and well-established borders, offering a good level of privacy.

Council Tax Band: C





Approximate Area = 943 sq ft / 87.6 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

Lucking Lane is located close to the centre of Middleton-on-Sea village, and is conveniently located to shops and facilities such as doctors, village stores, and pharmacy. There are regular bus services to Bognor Regis, Brighton and Portsmouth.

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