





## 28 Lodge Close, Middleton-on-Sea

A beautifully presented 3 bedroom detached house suitable for upsize or downsize.



- ▶ Detached House
- ▶ Utility Room
- ▶ Three Bedrooms
- ▶ West Facing Garden
- ▶ Open Plan Sitting/Dining/Kitchen
- ▶ Cloakroom
- ▶ Beautifully Presented
- ▶ Off-Road Parking

This three bedroom detached house features a beautifully presented interior, suitable for those considering an upsize or downsize.

Upon entry, a welcoming entrance hall leads to a spacious sitting room. A recent garage conversion has created additional, generously proportioned living space that seamlessly connects the sitting room to the dining room, and then to the kitchen. This layout is perfect for families and hosting guests. The dining area also offers access to the rear garden through patio doors. The remaining part of the garage has been transformed into a convenient utility room, with the ground floor accommodation further supplemented by a cloakroom.

The first floor hosts three bedrooms. The primary bedroom includes fitted wardrobes, alongside a second double bedroom and a single room. These bedrooms are served by the family bathroom.

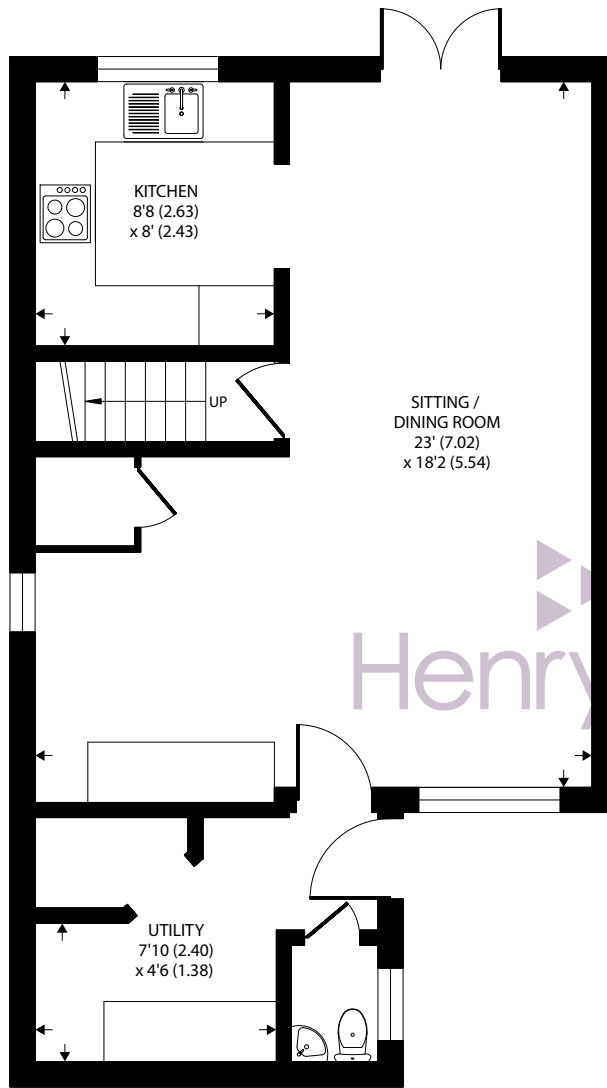
Externally, the property boasts a driveway for off-road parking, as well as side access to the west-facing rear garden. The garden provides a pleasant level of privacy with its backdrop of a wooded area. Enhancing the outdoor space, there is a lawn, a patio area, and two timber storage sheds.

Council Tax Band: D

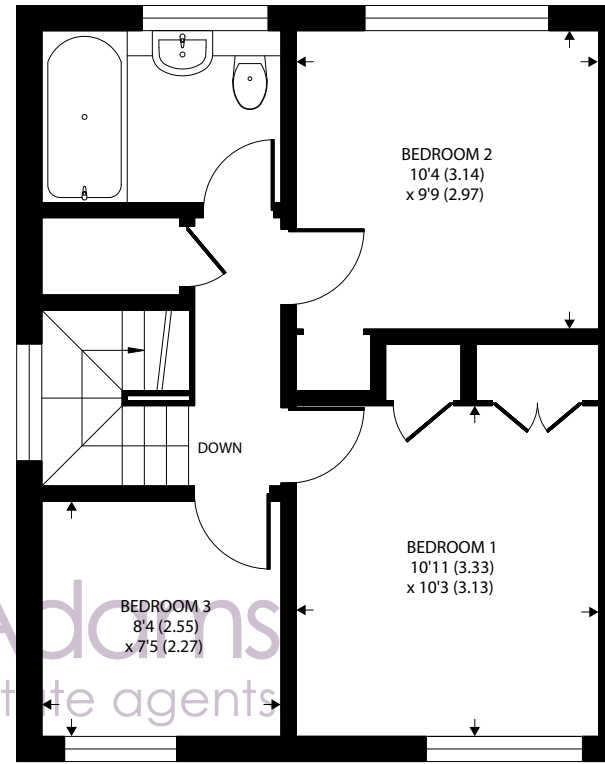








GROUND FLOOR



FIRST FLOOR

Approximate Area = 938 sq ft / 87.1 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 charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately eleven mile radius.

What3Words ///tasks.masking.index

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