





1 Old Point, Middleton-on-Sea

Detached chalet style house within a prime coastal location.



- ▶ **Highly Desirable Location**
- ▶ **Partial Sea View**
- ▶ **Generous Sitting Room**
- ▶ **4 Double Bedrooms**
- ▶ **Large Garage & Workshop**
- ▶ **Positioned Yards from Beach**
- ▶ **No Onward Chain**
- ▶ **Family Room & Dining Room**
- ▶ **2 First Floor Shower Rooms**
- ▶ **1/4 Acre Plot**

Located within the highly desirable Sea Lane Private Estate and just a 'stone's throw' from the tranquil beachfront at Middleton-on-Sea, this spacious detached residence boasts a partial sea view and a generous 0.25 acre plot. Now offered for sale with the advantage of no onward chain, the property does offer some scope for modernisation and extension if required.

Measuring 2,611 sqft (including the adjacent garage and workshop), the well proportioned accommodation is arranged over two floors and briefly comprises: entrance hall, 3 reception rooms offering flexible living and including the sitting room with views over the westerly gardens, a family room and separate dining room. The kitchen/breakfast room can be found to the rear of the property and is complemented by the separate utility room, whilst a cloakroom/WC completes the ground floor.

Stairs from the entrance hall rise to the first floor landing where all four double bedrooms will be found, complemented by two separate shower rooms. Three of the bedrooms enjoy partial sea views and built-in wardrobes.

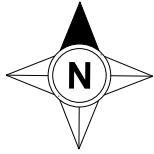
Private Estate Charge: TBC

Council Tax Band: G

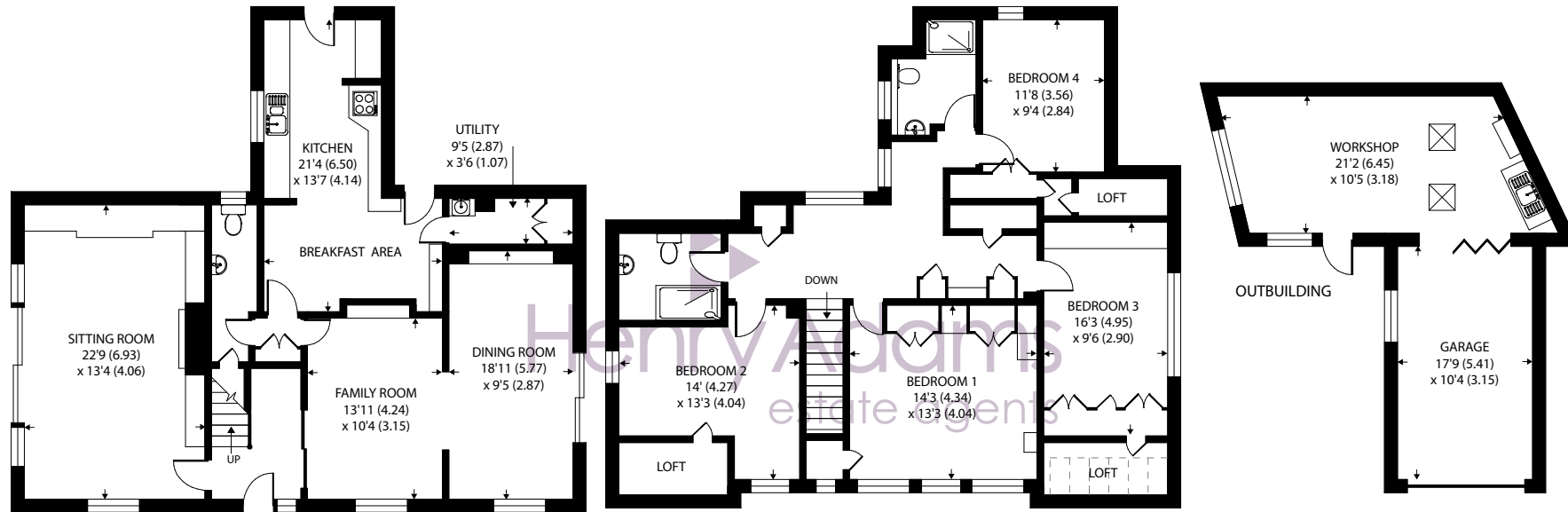








Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

OUTBUILDING

Approximate Area = 2166 sq ft / 201.2 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Outbuilding = 235 sq ft / 21.8 sq m
Garage = 184 sq ft / 17. sq m
Total = 2611 sq ft / 242.5 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.

Externally, the property sits within a generous plot, providing ample space for outdoor activities and potential landscaping opportunities, perfect for creating your own private oasis. Mainly laid to lawn with established hedges and trees, the majority of the gardens enjoy a south/westerly aspect and provide a high level of privacy. The driveway provides ample parking and leads to the garage and adjoining workshop which offers additional storage and could potentially be repurposed as a games room or home office, catering to the needs of a growing family or hobby enthusiast.

In conclusion, this charming property combines coastal charm with plenty of potential, offering a rare opportunity to own a slice of seaside paradise. A viewing is highly recommended to fully appreciate all that this property has to offer.

What3Words ///shape.flows.become

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