





## 23 Norman Way, Middleton-on-Sea

Beautifully presented three bedroom semi-detached house, offered for sale with no onward chain.



- ▶ **Semi-Detached Freehold House**
- ▶ **795 Sqft of Accommodation**
- ▶ **Kitchen/Dining Room**
- ▶ **No Onward Chain**
- ▶ **Private Gated Beach Estate**
- ▶ **Three Bedrooms**
- ▶ **Garage & Driveway**
- ▶ **Short Distance to the Beach**

Situated opposite a delightful green within the exclusive, gated Saxon Reach beach estate, this beautifully presented three bedroom house offers a unique opportunity to embrace coastal living. This property is available for sale without the hindrance of an onward chain, perfectly suited for those seeking a permanent residence or holiday retreat.

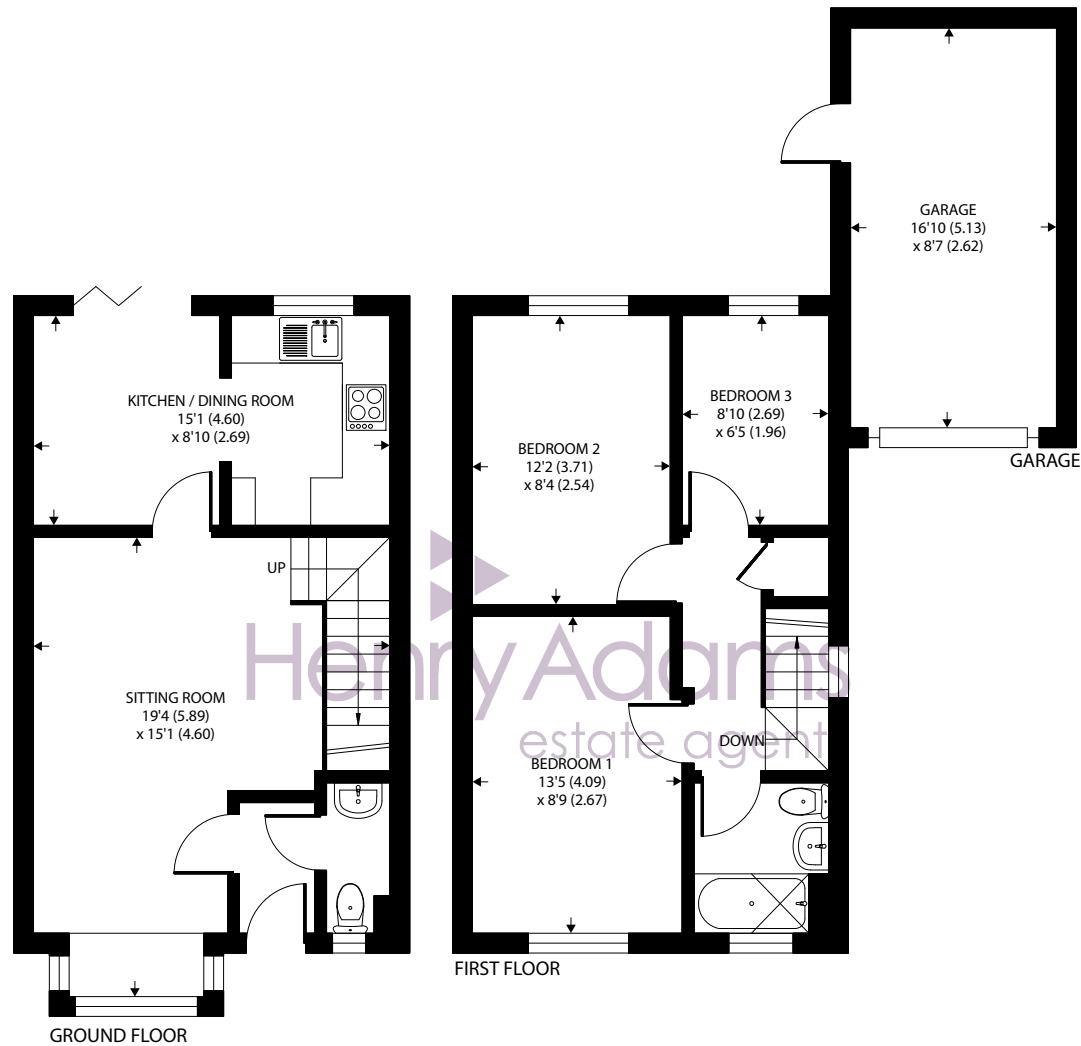
The accommodation spans 795 sqft, featuring a ground floor that includes an entrance hall with cloakroom/WC, a welcoming sitting room, and a combined kitchen/dining room with bi-fold doors opening out to the rear garden. The kitchen is equipped with a variety of fitted units, an integral oven, gas hob, and filter hood, along with space for a washing machine and upright fridge/freezer.

Ascending from the sitting room, the first floor landing reveals an airing cupboard, bathroom, and all three bedrooms, two of which are double rooms.

Externally, the property boasts a private driveway accommodating a number of vehicles, complemented by a single garage and ample guest parking opposite. The rear garden, offering a desirable level of privacy, comprises mainly lawn and patio areas, along with established borders and personal door into the garage.

Regarding the estate charge, it is our understanding that the annual fee totals approximately £315.





Approximate Area = 795 sq ft / 73.8 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 941 sq ft / 87.3 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.

Council Tax Band: D

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