





Overbridge, 4 Sea Lane, Middleton-on-Sea

A character house in desirable private estate.



- ▶ **Detached Family Residence**
- ▶ **Highly Desirable Private Estate**
- ▶ **4 Bedrooms in Total**
- ▶ **Self-Contained Annexe**
- ▶ **Mature Gardens**
- ▶ **2,574 Sqft in Total**
- ▶ **1/3 Acre Plot**
- ▶ **4 Reception Rooms in Total**
- ▶ **Ample Parking**

'Overbridge' is a substantial detached family residence, positioned within the highly desirable Sea Lane Private Estate at the very heart of the Middleton-on-Sea village, and within the local 'Area of Special Character'. The property is also ideally positioned for easy access to popular Middleton Sports Club as well as the village facilities and nearby shops. The local beaches are also within a short walk from the property.

Measuring an impressive 2,574 sqft and generous grounds of 1/3 acre, this property offers some scope for modernisation, ample space for growing families and includes a self-contained annexe - offering additional flexibility for guests or extended family members, ensuring privacy and independence.

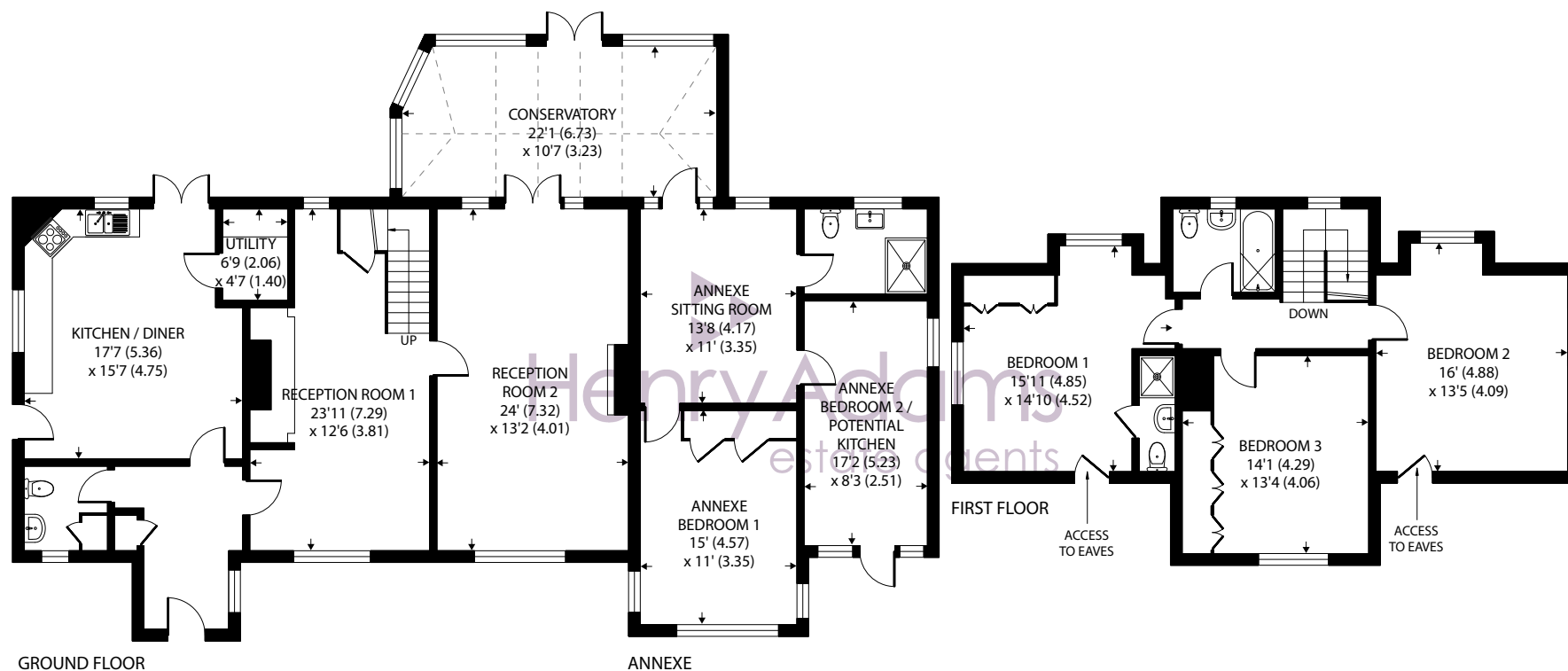
Highlights of the main house briefly include well proportioned rooms including the country-style kitchen with space for a large table and walk-in utility. There are two main reception rooms featuring parquet flooring and fireplaces, leading on to the large conservatory overlooking the garden. The first floor comprises the family bathroom and three double bedrooms, with the principal bedroom also having an en-suite shower room with wash basin and toilet.

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Approximate Area = 2037 sq ft / 189.2 sq m

Annexe = 537 sq ft / 49.8 sq m

Total = 2574 sq ft / 239.1 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.

The annexe is attached to the main house and can be accessed via the conservatory although it also has its own entrance from the driveway. The annexe briefly comprises a double bedroom, sitting room and shower room. A further room was designed to be the kitchen but requires installation.

Outside, the property is set back from the lane via a long driveway which provides ample parking for a number of vehicles. The mature rear gardens enjoy a westerly aspect and provide a high level of privacy.

Charges: We understand there is a charge of £60 p.a. to the Middleton-on-Sea Association.

Council Tax Band: F

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