



## Overbridge, 4 Sea Lane, Middleton-On-Sea

Guide Price £865,000



# Overbridge, 4 Sea Lane

A character house in desirable private estate.

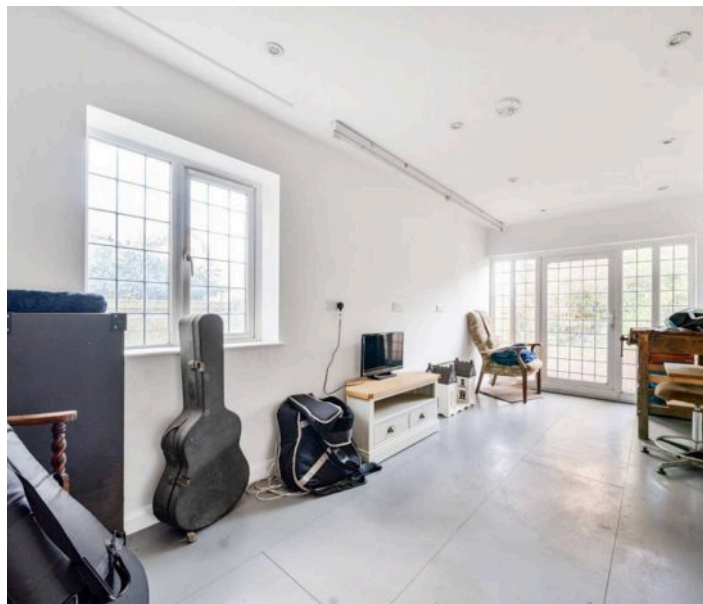
- Detached Family Residence
- 2,574 Sq Ft in Total
- Highly Desirable Private Estate
- 1/3 Acre Plot
- 4 Bedrooms in Total
- 4 Reception Rooms in Total
- Self-Contained Annexe
- Ample Parking
- Mature Gardens

'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 sq ft 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.

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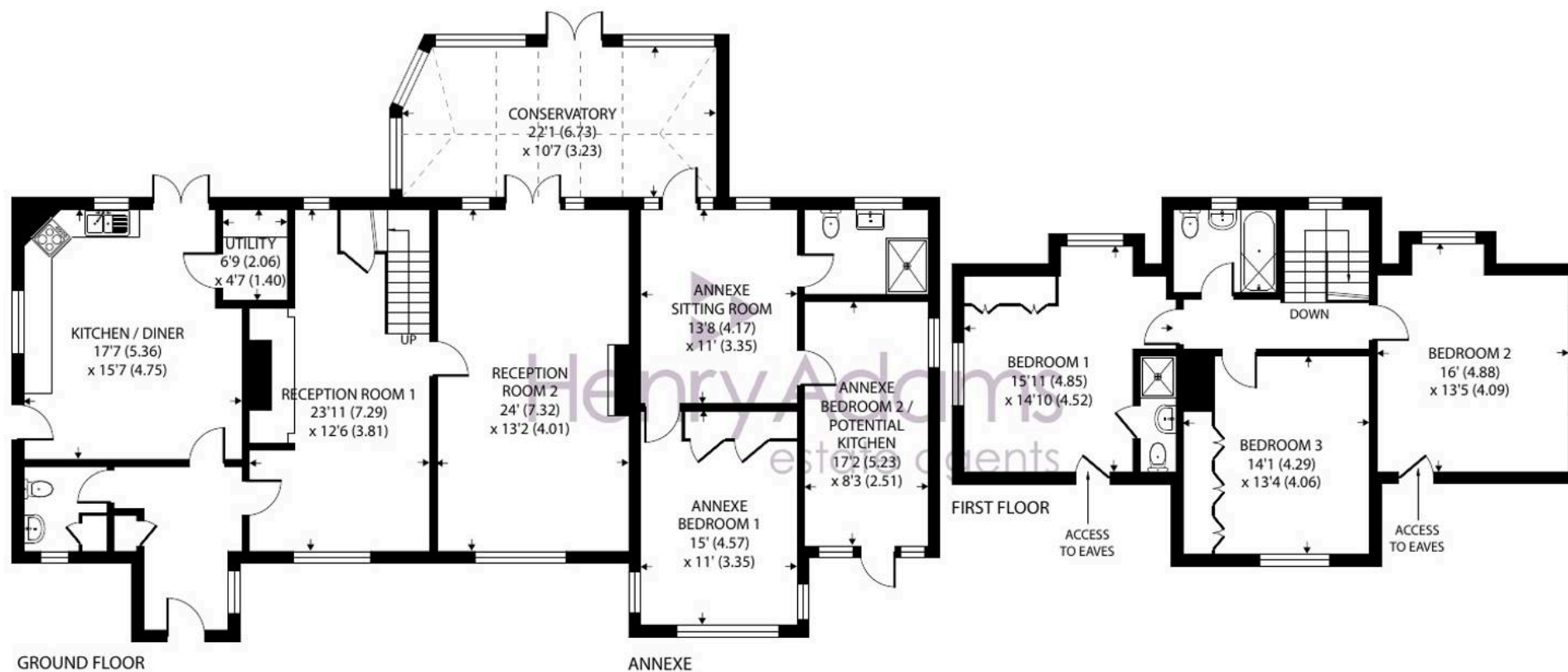












## Sea Lane, Middleton-on-Sea, Bognor Regis

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1231125



There are two main reception rooms featuring parquet flooring and fireplaces, leading on to the large conservatory overlooking the rear 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.

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 of three spacious rooms and a shower room. These rooms could be used in a variety of ways, such as bedrooms, living room or workshop/store rooms.

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

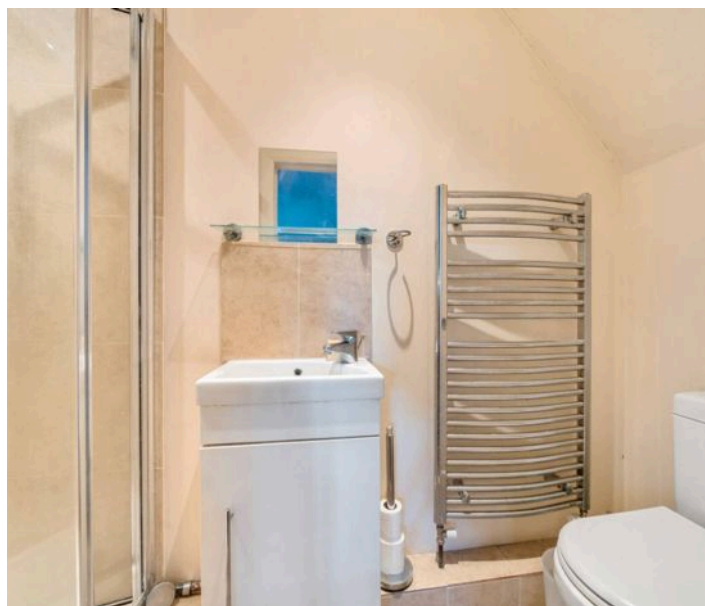
Overbridge is situated on the sought-after private Sea Lane Estate in Middleton on Sea, a moments walk from the beach. The property is adjacent to Middleton Sports Club, which is a lovely traditional Club established in 1926 with tennis, squash and racquet ball courts, plus a bowling green, gym, and popular restaurant. There are independent shops and a post office just around the corner on the nearby parade, and Felpham Golf Course and Arun Leisure Centre are also within easy reach.

What3Words [///splce.inhabited.chap](https://www.what3words.com/splce.inhabited.chap)

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

Council Tax Band: F & Tenure: Freehold

EPC Energy Efficiency Rating: E







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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.