



7b, Middleton Road, Middleton-on-Sea

Guide Price £410,000

## 7b, Middleton Road

Beautifully presented three bedroom semi-detached house with no onward chain.

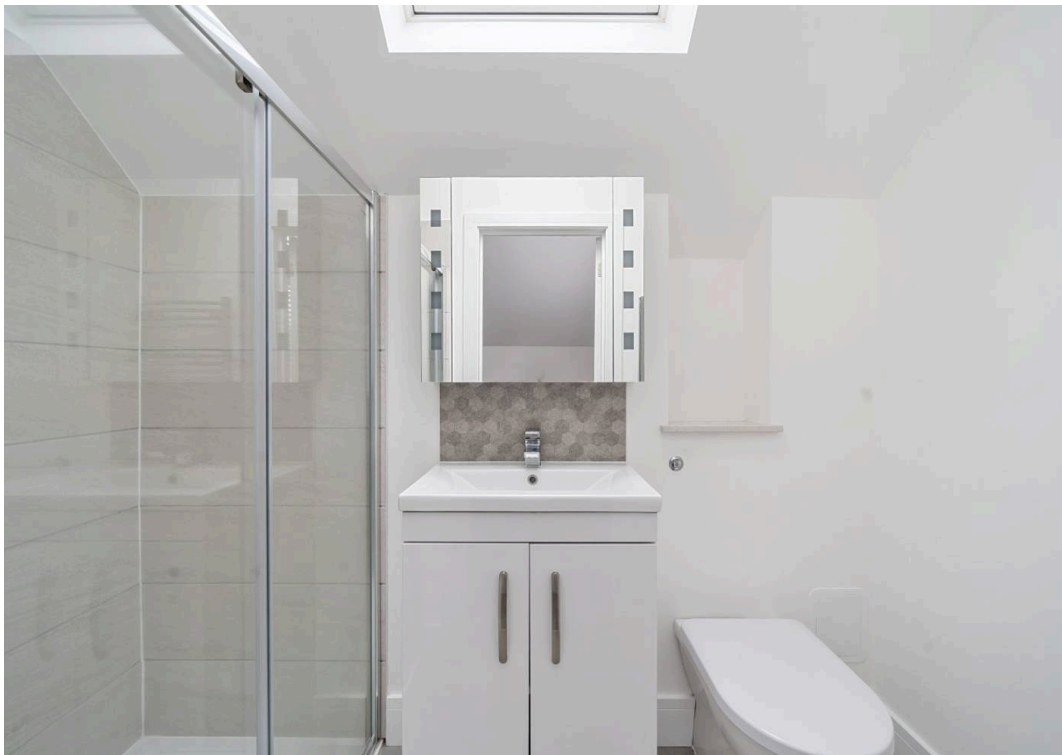
- Semi-Detached House
- 1,066 Sqft Accommodation
- Beautifully Presented
- Underfloor Heating Throughout
- Open Plan Reception Rooms
- Three Bedrooms
- Two Bath/Shower Rooms
- Garage and Ample Parking
- Remainder of 10 Year New Build Warranty
- No Onward Chain

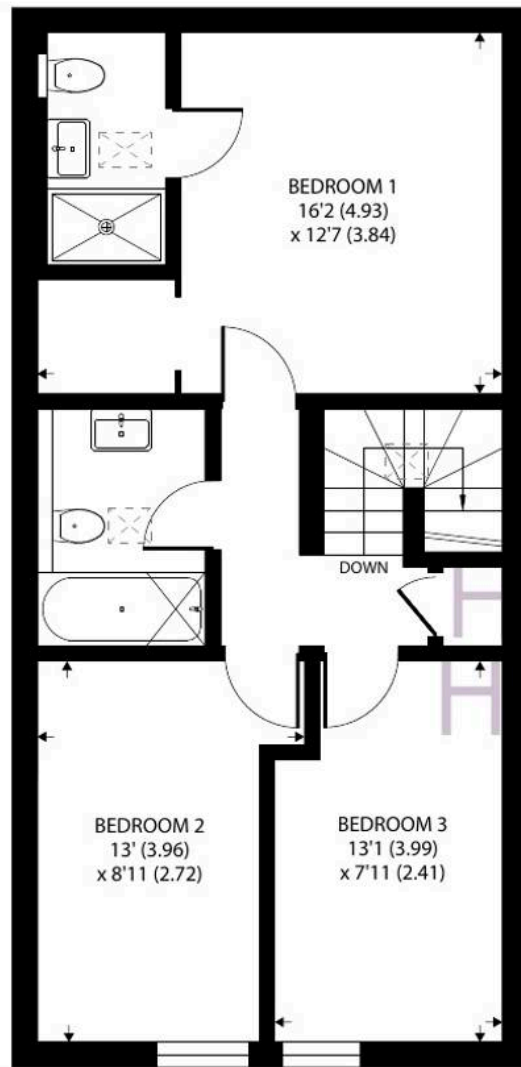
Constructed in 2022 this attractive and beautifully presented three bedroom semi-detached house offers contemporary living spaces, located in a convenient area in Felpham near to local schools and amenities. The property is also offered with the advantage of no onward chain.

Upon entering the property, you are drawn through to a spacious and light-filled open plan kitchen, sitting and dining room. The sitting room features Bifold doors that allow an abundance of natural light to filter through and open out to the rear garden. Adjacent to the sitting room is a modern and fully fitted kitchen with integrated appliances, and ample counter space. The kitchen provides a functional and stylish space for both cooking and casual dining, ideal for modern family living. There is also a ground floor cloakroom.

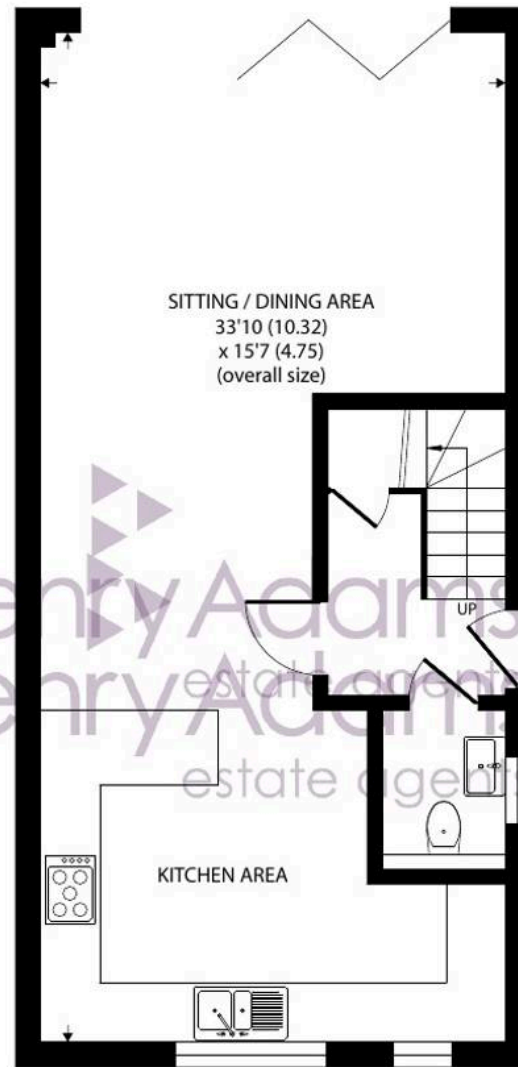
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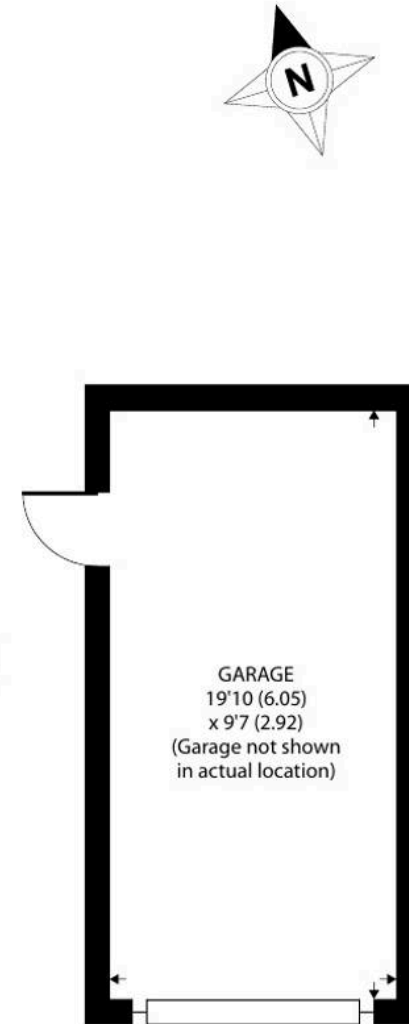




FIRST FLOOR



GROUND FLOOR



GARAGE

## Middleton Road, Felpham

Approximate Area = 1066 sq ft / 99 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1091897

Upstairs, the property offers three good size bedrooms, each with vaulted ceilings creating a feeling of space and light. The principal bedroom also benefits from an en-suite shower room. Completing the accommodation is a sleek family bathroom, tastefully designed with contemporary fixtures and fittings.

This charming property also features ample off-road parking as well as a garage for additional storage options. The house benefits from underfloor heating and double glazing throughout, ensuring comfort and energy efficiency.

Outside, the rear garden has a paved patio area along with an artificial lawn for ease of maintenance.

#### Location

The pretty village of Felpham offers a wide range of local facilities including schools, doctors surgery, pharmacy, sports centre with swimming pool, golf club and various shops and public houses. Felpham sailing club and Middleton sports club are also nearby. The Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 10 mile radius.

What3Words ///Tells.Harder.Wiped

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





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