



27 Lilac Close, Middleton-on-Sea

Guide Price £350,000

## 27 Lilac Close, Middleton-on-Sea

Three bedroom end-of-terrace house.

- 1,065 Sqft including Garage
- End Terrace Double Glazed Home
- Potential to Extend & Generous Loft Space
- Three Bedrooms
- Kitchen/Diner & Sun Room/Conservatory
- Gas Central Heating & Pressurised Hot Water System
- Ample Parking Spaces & No Onward Chain
- EPC-D

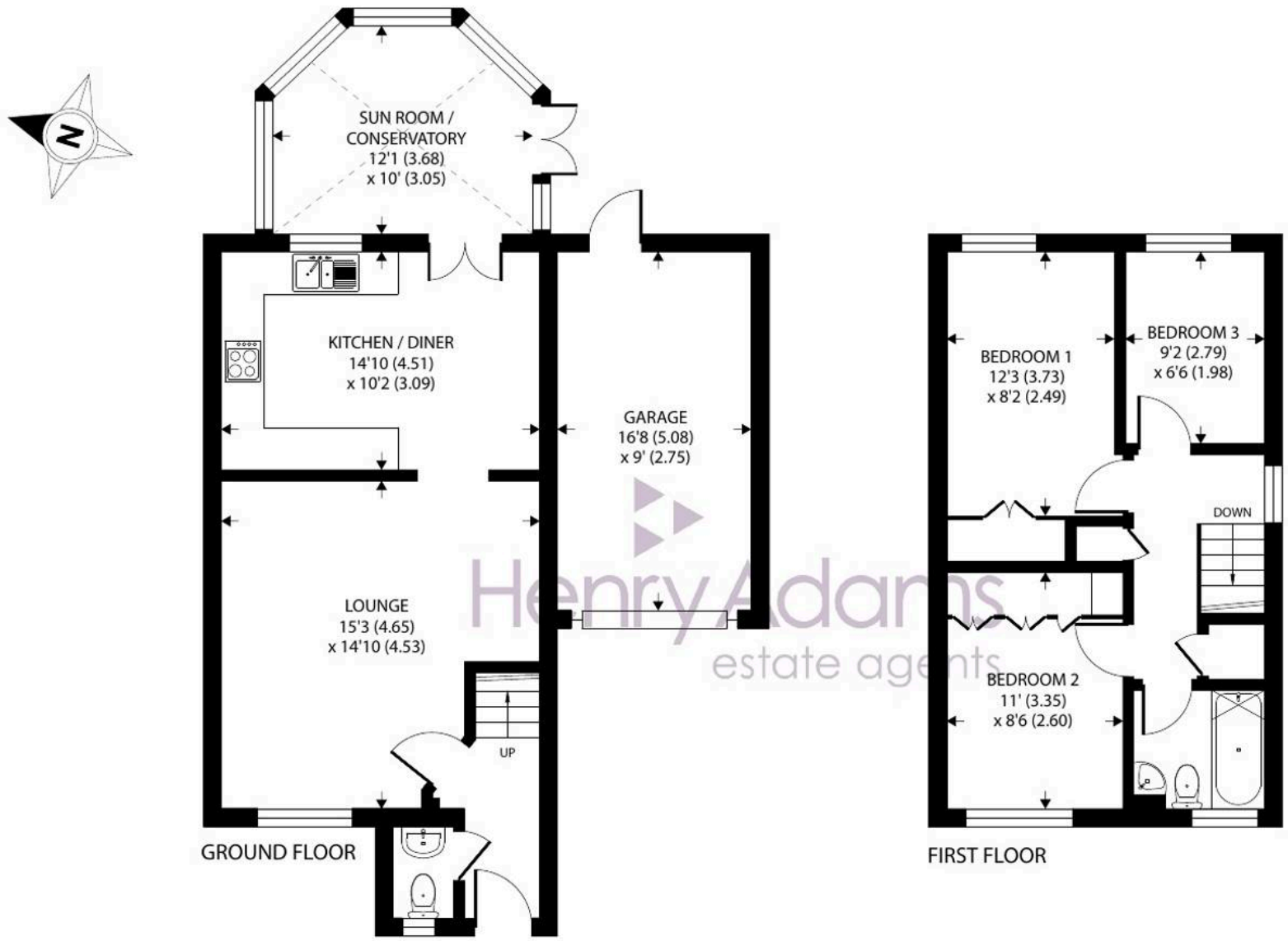
Situated within a desirable cul-de-sac in Middleton-on-Sea, this charming three bedroom end-of-terrace property offers an excellent opportunity for those considering upsizing or downsizing. Positioned in a tucked away location, this double-glazed gas central heated home boasts ample parking for multiple vehicles.

The property is marketed with no onward chain and is amplified by its generous plot offering significant potential and opportunity to extend sideways and/or upwards into the ample loft space; subject to all the necessary consents and regulations.

Internally, the residence spans 1,065 sqft including the garage and features a comfortable and spacious lounge that leads to a well-equipped kitchen/diner with fitted units, an integrated fridge/freezer, cooker, hob and a Bosch washing machine which are all included within the sale. The kitchen/diner flows to a spacious sun room/conservatory and a well-appointed mature garden with patio. A downstairs cloakroom completes the ground floor accommodation.







## Lilac Close, Bognor Regis

Approximate Area = 915 sq ft / 85 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1065 sq ft / 98.9 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: 1240685

Moving upwards from the hallway, stairs lead to the first-floor landing, all three bedrooms and also a well appointed family bathroom with integrated shower. Bedrooms one and two are double rooms and are offered with fitted wardrobes and bedroom three is a single room; again the upstairs also has the opportunity to extend sideways and upwards into the ample loft space, subject to all the necessary consents and regulations. The property also benefits from two storage/airing cupboards and an Unvented Mains Pressure Hot Water system with Stainless Internal Cylinder including immersion and thermal controls designed to deliver pressurised hot water throughout the family home.

Externally, the property integrates a welcoming front driveway with multiple off-road parking spaces leading to the garage with powered remote-controlled garage door, where the boiler is housed. The garage is a good size with front and rear access and the sideways leads to the attractive rear garden which integrates mature plants and shrub borders, a mix of lawn and patio areas, together with a storage shed. Additionally, there are two extra parking spaces adjacent to the property.

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham 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.

What3Words ///seagull.talents.centuries

Tenure: Freehold & Council Tax Band: D





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