



Watergate Cottage Yapton Road, Middleton-On-Sea

In Excess of £700,000



Watergate Cottage Yapton Road

Middleton-On-Sea, Bognor Regis

- 1930's Character Property
- Village Centre Location
- 0.31 Acre Plot
- 2,290 Sqft in Total
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Kitchen-Breakfast Room
- Two Bath/Shower Rooms
- Potential To Extend (STPP)
- Double Garage & Ample Parking

This delightful character cottage dates from the 1930's and is positioned at the heart of the Middleton-on-Sea village. The property benefits from a generous plot approaching 1/3 of an acre and plenty of room for extending further, subject to the usual permissions, if desired.

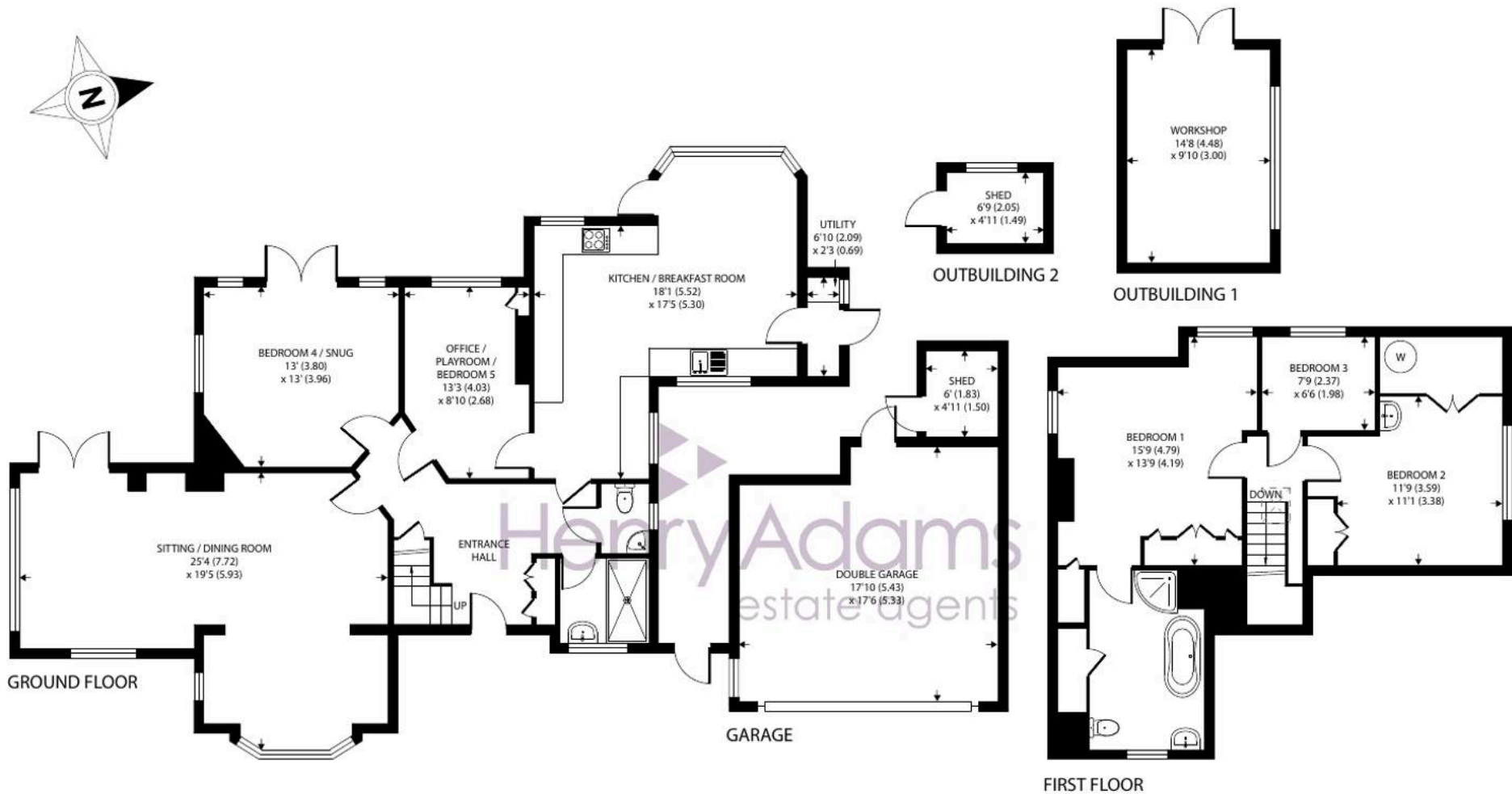
The accommodation measures 2,290 sqft (including the double garage) and briefly comprises spacious entrance hall with shower room and separate WC. Moving to the left is the generous sitting room with doors to the garden, a feature fireplace and alcove providing an ideal position for the dining table or study area. In addition is the snug, also with doors to the garden, plus a ground floor bedroom or separate dining room. This could also be combined with the kitchen to creating a larger, more open plan space if desired. The kitchen/breakfast room leads on to a rear lobby and covered outside area leading to the double garage.

Situated in the centre of the Middleton-on-Sea village where a wide range of local amenities can be









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Approximate Area = 1790 sq ft / 166.2 sq m

Garage = 292 sq ft / 27.1 sq m

Outbuildings = 208 sq ft / 19.3 sq m

Total = 2290 sq ft / 212.7 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: 1250971

Stairs from the entrance hall lead to the first floor where three further bedrooms will be found. Bedrooms one and two are both double rooms, whilst bedroom three is ideal as a nursery or study. The principal bedroom also has an en-suite with both a bath and shower. Outside, the property enjoys mature gardens with well established hedges and shrubs and the rear garden provides a good level of privacy. There is ample off-road parking on the driveway, a timber summerhouse and additional timber store shed/workshop.

Situated in the centre of the Middleton-on-Sea village where a wide range of local amenities can be found including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, a sailing club and the unspoilt beach. The cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an 11 mile radius.

What3Words [///eyelashes.trial.onwards](https://www.what3words.com/eyelashes.trial.onwards)

Council Tax band: F
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact 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.