



## Old Pastures, 16 West Close, Middleton-On-Sea

Guide Price £850,000



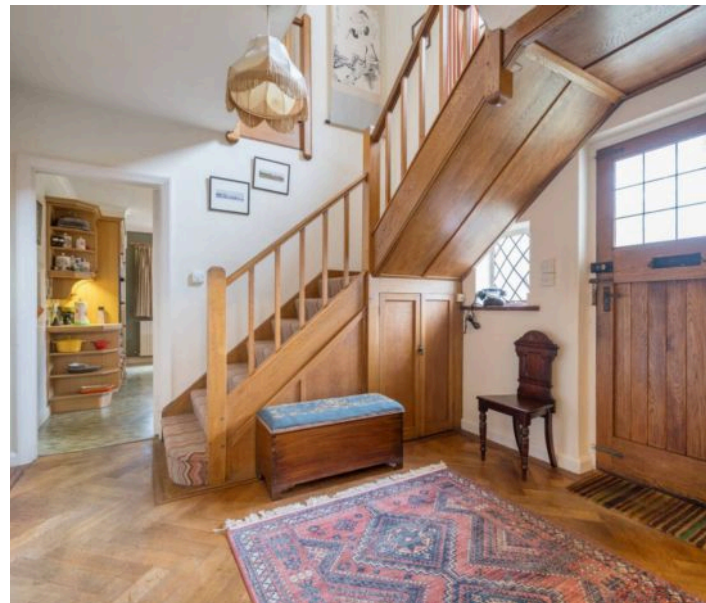
## Old Pastures, 16 West Close

Five bedroom detached house, close to the beach.

- Detached Characterful Home
- No Onward Chain
- Coveted Sea Lane Private Estate
- Generous 2,573 Sq Ft of Accommodation
- 5 Bedrooms & Loft Room
- Sitting Room, Dining Room & Conservatory
- Kitchen-Breakfast Room
- Ample Parking & Garage
- Plot Size 0.25 Acres & Close to Beach

This generously proportioned and adaptable property has many characterful features and is located in one of the area's most sought-after private estates and within the village's 'area of special character'. Positioned just a short stroll from the beach, the village centre and sports club, the property also enjoys a generous plot measuring 0.25 acres.

Upon entering, you will find a spacious entrance hall with original herringbone wood floors. The kitchen-breakfast room, positioned off the hall, features plenty of fitted cabinets and includes a double oven, hob and dishwasher along with a pantry cupboard and access via a small lobby/boot room to the front of the property. The sizeable sitting room boasts an open fireplace and a large bay window with garden views. The sitting room flows through to the dining room which has a feature brick fireplace and double doors leading to the conservatory which overlooks the rear garden and has bi-fold doors which open out to the patio.

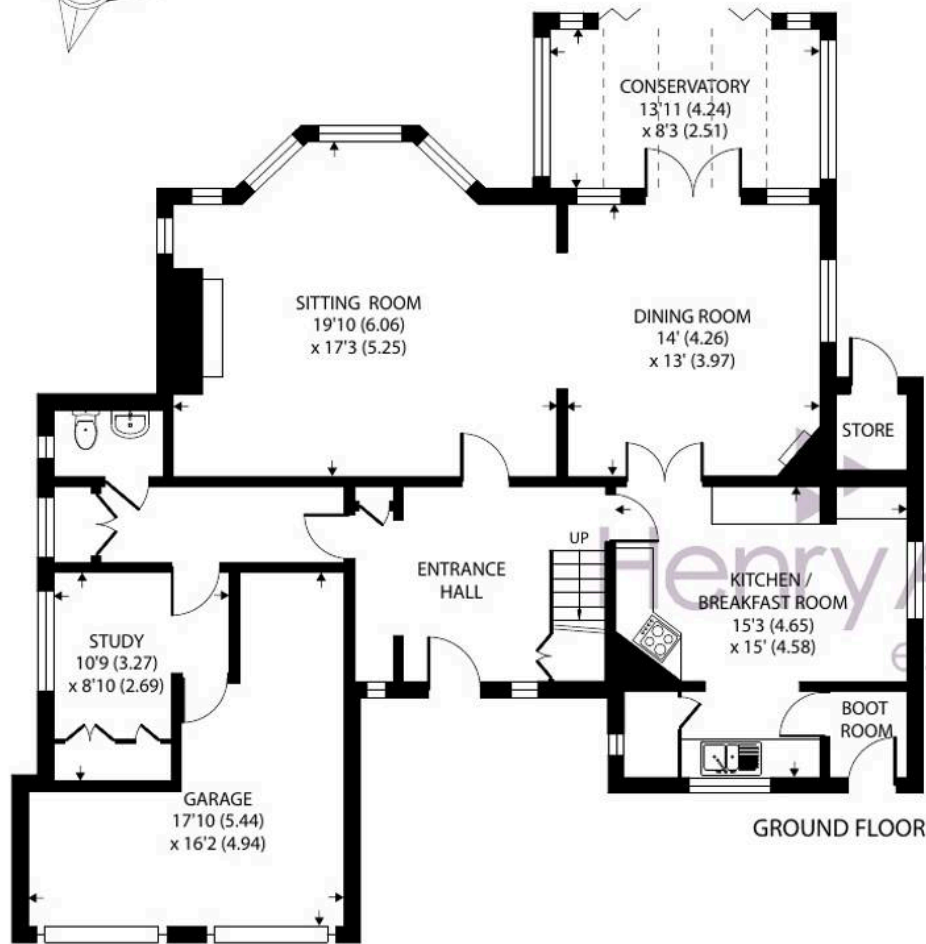












## West Close, Middleton-on-Sea, Bognor Regis

Approximate Area = 2369 sq ft / 220 sq m

Garage = 190 sq ft / 17.6 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 2573 sq ft / 239 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: 1250507



Part of the double garage has been converted to provide a study although this could be converted back to a double garage if preferred. A cloakroom completes the ground floor accommodation.

The first-floor landing is spacious, providing access to five bedrooms and the family bathroom, complete with a separate shower. Bedroom one features wood floors, overlooks the rear garden and is conveniently situated next to the family bathroom. Bedrooms two and three overlook the front grounds, with bedroom two having a sink, access to the eaves and a WC next door along the landing. Bedroom three has its own en-suite shower room with a WC and bedrooms four and five both overlook the garden. In addition, bedroom four benefits from access to the balcony, a feature fireplace, and built-in storage, while bedroom five also features built-in wardrobes. Stairs rise from the upper hall to the loft space with Velux windows, ideal for a hobbies room or home office. For those considering an extra bedroom, there is potential, subject to necessary consents and building regulations, to adapt the space accordingly.

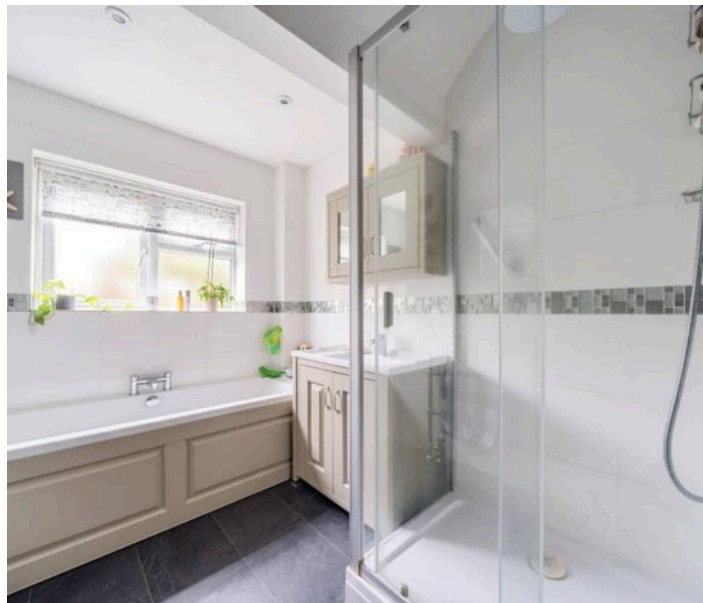
Outside, a driveway provides ample parking leading to the garaging, adjacent to a lawned area. To the rear, you'll find a generous lawned area with mature shrubs and trees, offering a good degree of privacy. Additionally, there is a patio adjacent to the rear of the conservatory and gated access on both sides.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

What3Words ///logic.aware.enhancement







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