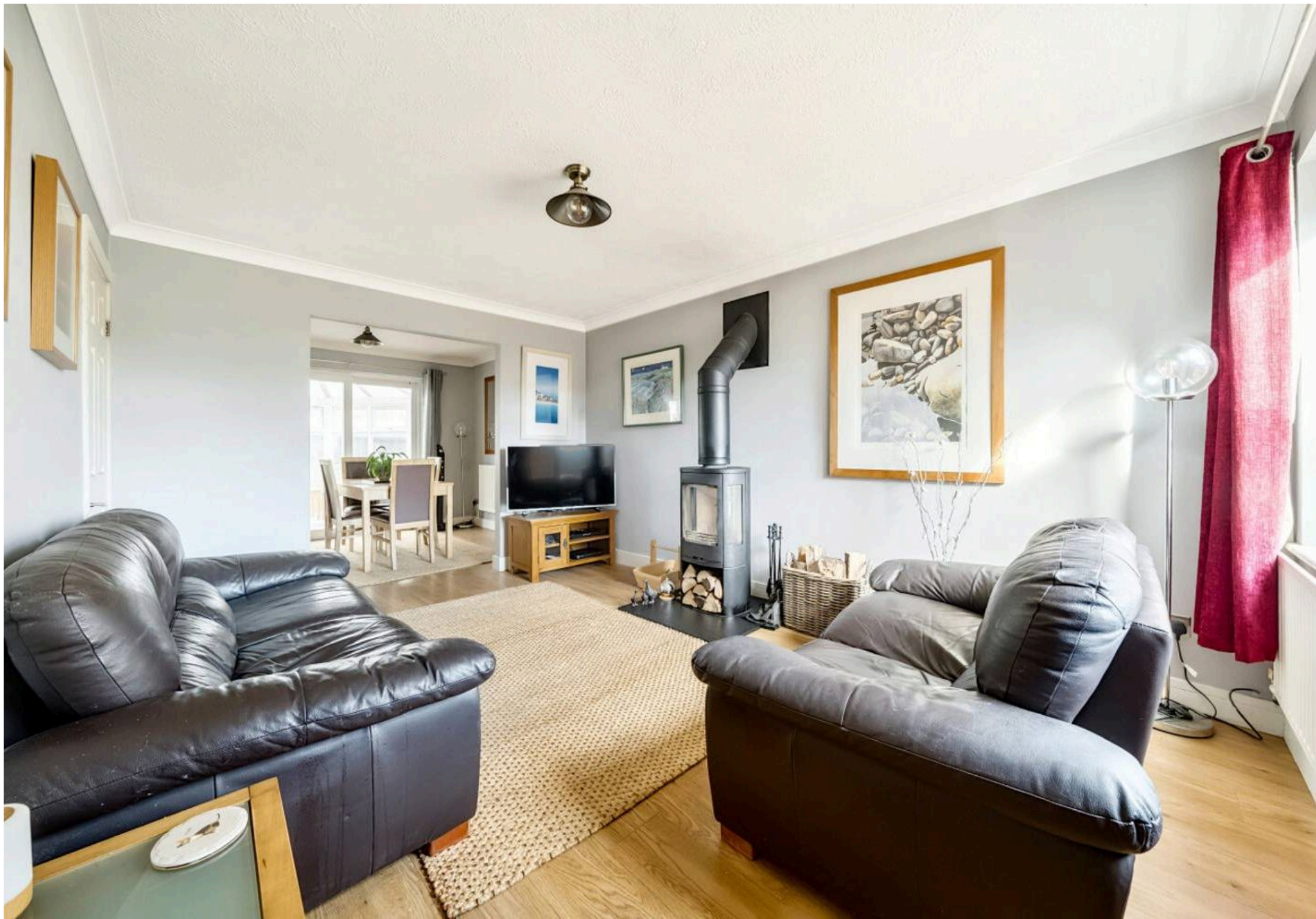




30 Lodge Close, Middleton-on-Sea

Guide Price £335,000



30 Lodge Close

A modern, well presented detached house

- Detached House
- Quiet Cul-De-Sac Location
- 1,142 Sq Ft in Total
- 3 Bedrooms
- Sitting Room
- Dining Room
- Conservatory
- Ground Floor Cloakroom/WC
- Garage & Driveway
- Low Maintenance Gardens

Located within a peaceful cul-de-sac setting not far from the beach at Elmer, this three bedroom detached house offers 1,142 Sq Ft of accommodation and would be an ideal home for many buyers from young families needing more space to those seeking a downsizing move.

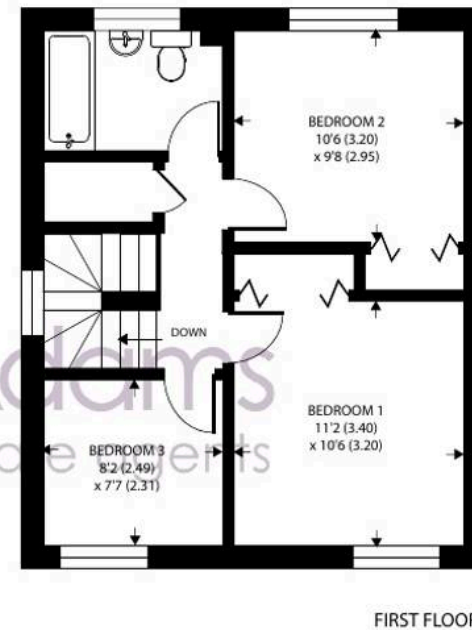
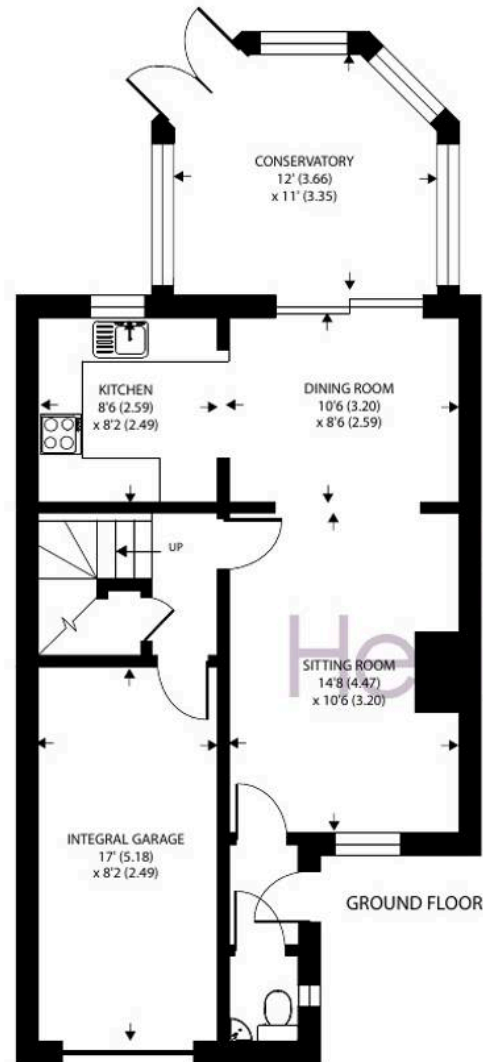
Upon entering, one is greeted by the entrance lobby and cloakroom/WC which in turn opens into the sitting room, featuring an impressive wood burner and perfect for relaxing and unwinding after a long day. The semi open-plan dining room leads on to the kitchen with its range of modern white units, integral ovens, hob and extractor hood, with spaces for dishwasher and tall fridge/freezer. Also from the dining room is the double glazed conservatory which opens out onto the rear garden. An inner hallway has stairs rising to the first floor and a door leads to the integral garage, ideal for conversion for those looking for more living space.

Cont









Lodge Close, Middleton On Sea, Bognor Regis

Approximate Area = 1142 sq ft / 106.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1256977

Moving to the upper level, the family bathroom and all three bedrooms await, with the larger two bedrooms both benefiting from having built-in wardrobes.

Thoughtfully designed for low maintenance, the gardens surrounding the property provide an easy to manage solution for busy families. The rear garden is mainly paved with a timber garden shed, whilst the front garden also provides off-road parking for one car but could be widened to create more parking if needed.

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

What3Words [///happening.wiggly.cautious](https://www.what3words.com/happening.wiggly.cautious)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.