



28 Thompson Road, Middleton-on-Sea

Guide Price £345,000

 **Henry Adams**  
estate agents







# 28 Thompson Road

An immaculate beachfront apartment.

- Beachfront Apartment
- Panoramic Sea Views
- First Floor with Lift
- Immaculately Presented
- 2 Bedrooms
- 2 Bath/Shower Rooms
- Modernised Kitchen
- Garage & Parking
- Private Estate Location
- No Onward Chain

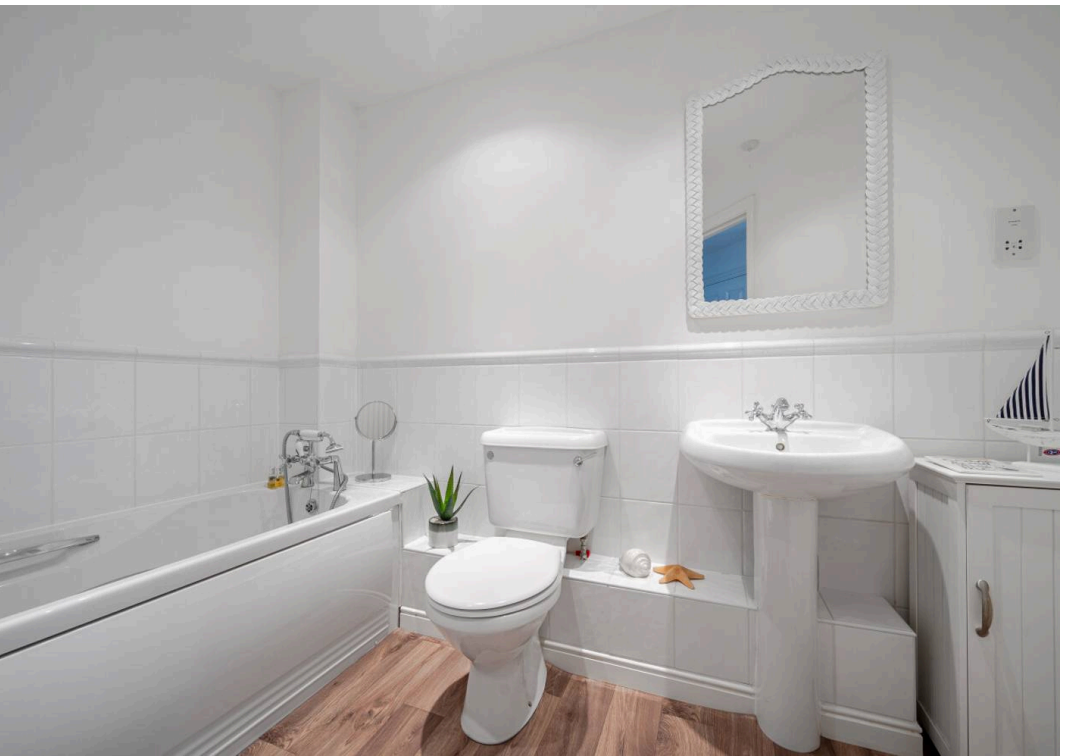
Located within the popular Saxon Reach private estate, this immaculately presented beachfront apartment provides 765 Sq Ft of accommodation and offers a rare opportunity to indulge in seaside luxury living. Situated on the first floor and with the convenience of a lift, the property boasts breath-taking panoramic sea views from the principal rooms along with a balcony from the sitting room. Now offered for sale with the advantage of no onward chain.

Accessed via the secure communal entrance there are stairs or a lift to the first floor. Upon entering the apartment, you are greeted by an entrance hall with two separate store cupboards and the main bathroom. The two bedrooms both enjoy sea views, with the principal bedroom also having a range of built-in storage and the en-suite shower room.

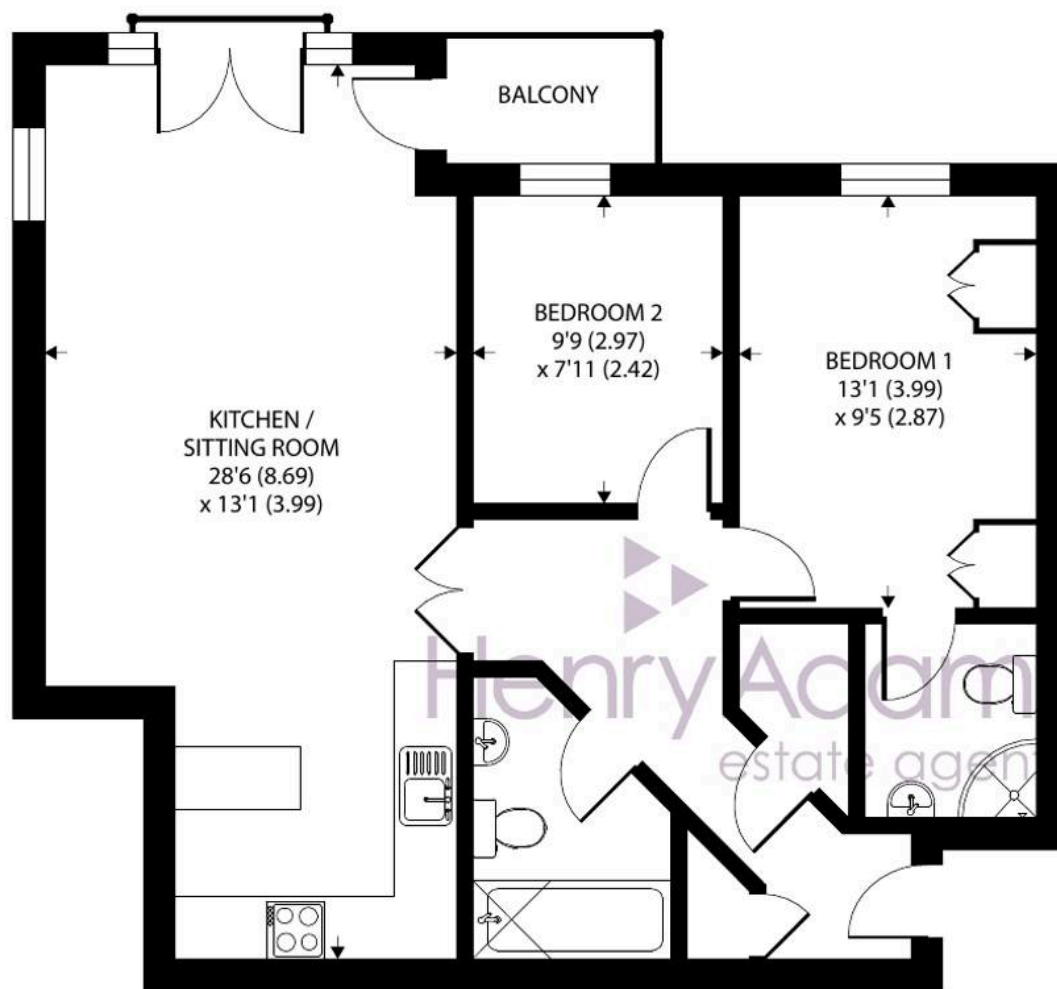
Cont ....



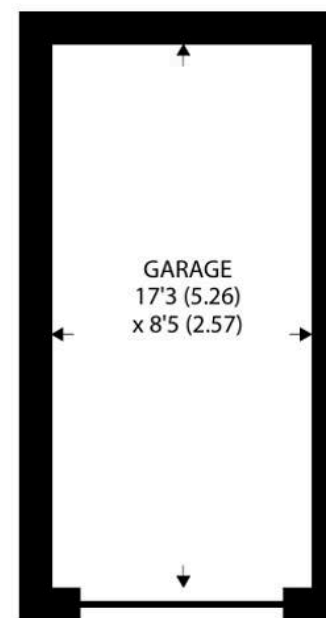








FIRST FLOOR



(LOCATED IN NEARBY BLOCK)

## Thompson Road, Middleton On Sea

Approximate Area = 765 sq ft / 71.1 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 909 sq ft / 84.4 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). © n̄checom 2025.  
Produced for Henry Adams. REF: 1261892



Passing along the hallway, the sitting room features both a balcony and Juliet balcony, and is open plan to the recently refitted kitchen which feature white units, a breakfast bar and integral oven, hob, extractor and fridge/freezer. The property also features a recently installed electric combination boiler for heating and hot water.

Outside, the property includes a garage and parking, providing convenient storage and hassle-free parking arrangements. The convenience of no onward chain adds to the allure of this property, making it a desirable option for those looking to make a swift and seamless move.

The Saxon Reach private estate is located in the charming village of Middleton-on-Sea and offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach.

Tenure: We understand there is a 999 year lease from 01/01/1997.

Maintenance Charge: We understand the maintenance charge is approximately £2,000 p.a.

Ground Rent: We understand the ground rent is currently £220 p.a.

What3Words ///folds.toxic.trendy

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C







## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.