



34 Silver Birch Drive, Middleton-on-Sea

Guide Price £525,000

34 Silver Birch Drive

Detached four bedroom family home.

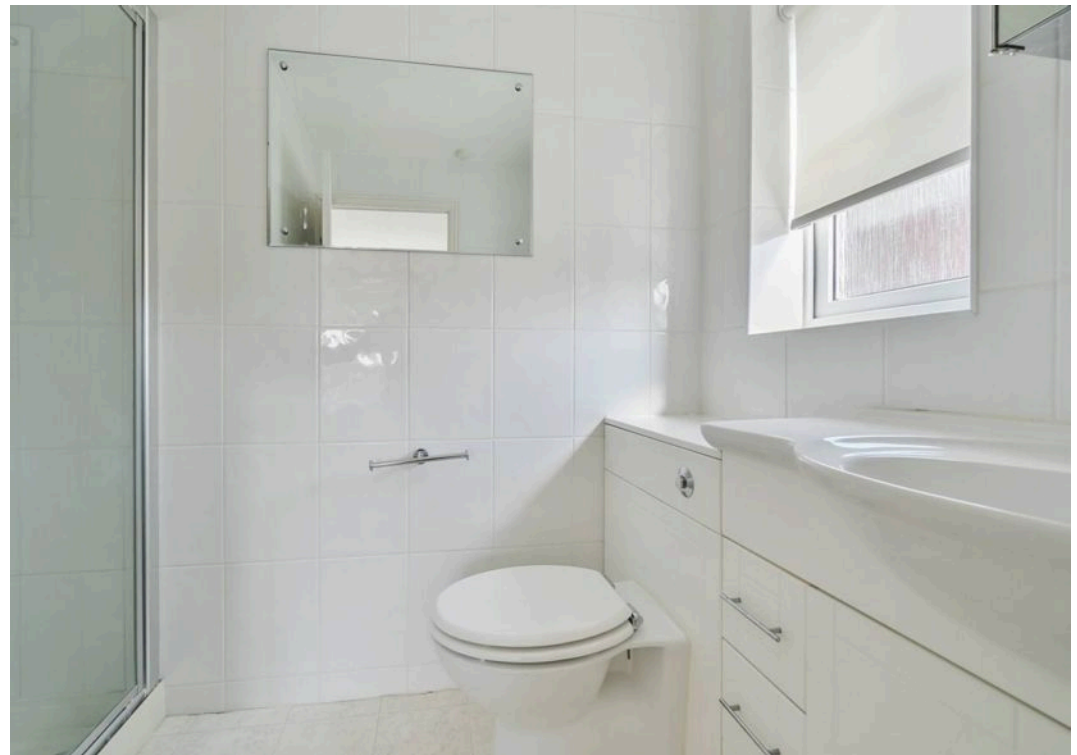
- 1,761 Sq Ft Accommodation
- Detached Family Home
- Generously Proportioned
- No Onward Chain
- Double Garage & Parking
- Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Conservatory & Study
- En Suite Shower Room
- Four Double Bedrooms

This well designed detached property, offering four bedrooms spread over approximately 1,761 sq ft (inclusive of the garage), represents a superb opportunity for a family residence. The property boasts generously sized living spaces and the advantage of no onward chain.

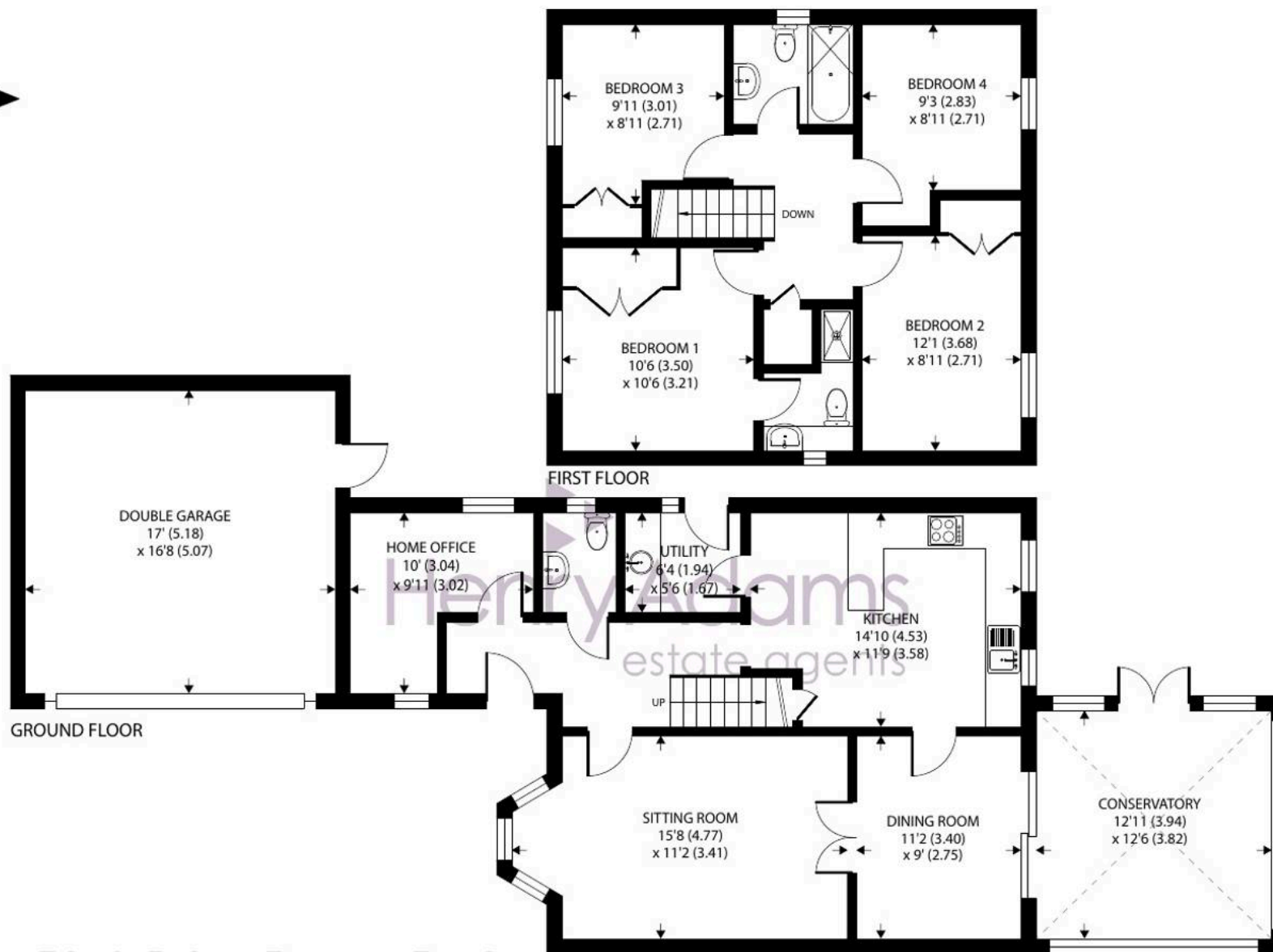
On the ground floor, the property impresses with a seamless connection between its reception rooms. A bright south-facing sitting room leads to the dining room, while a generously sized conservatory overlooks the rear garden. The kitchen breakfast room offers ample space and the potential to be integrated with the dining room to create a kitchen/family/dining area. A utility room adjacent to the kitchen provides easy access to the side of the property. Completing this level are a study and a cloakroom.

Cont









Silver Birch Drive, Bognor Regis

Approximate Area = 1478 sq ft / 137.3 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1761 sq ft / 163.5 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: 1267636

Moving to the first floor via the hall, the equally impressive layout includes double bedrooms throughout. The principal bedroom features fitted wardrobes and an en-suite bathroom, while bedrooms two and three also offer built-in wardrobes. In addition, the property includes a fourth bedroom and a family bathroom.

Outside, the property boasts a driveway providing ample off-road parking, leading to a detached double garage with a personal door opening into the side passage and garden beyond. The rear garden ensures a good level of privacy, with a predominantly lawned area, a paved patio, and well-established borders.

Middleton village centre offers a number of local facilities and amenities including, but not limited to a post office, a doctors surgery, a pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops and services.

What3Words [lll/lifeboats.scariest.copying](https://www.what3words.com/lll/lifeboats.scariest.copying)

Council Tax Band: E

Tenure: Freehold

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

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.