



6 Harefield Road, Middleton-on-Sea

Guide Price £560,000

 **Henry Adams**
estate agents

6 Harefield Road

A handsome detached family home.

- Detached Character House
- 1,401 Sq Ft of Accommodation
- Private Harefield Estate
- No Forward Chain
- 3 First Floor Bedrooms
- Sitting Room & Dining Room
- Ground Floor Study / Playroom
- Ample Parking & Garage
- 0.19 Acre Plot
- Generous & Private Gardens

Positioned within the desirable private Harefield Estate at Middleton-on-Sea, this charming three bedroom detached character house offers an extraordinary opportunity. Boasting 1,401 sq ft of accommodation, this property exudes charm and character and now offers some scope for modernisation and extension if desired. Offered for sale with the advantage of no forward chain, the property could be ideal for those looking for an uncomplicated, chain-free move.

Once inside, the first floor comprises three double bedrooms, complemented by the family bathroom. On the ground floor, the property has two main reception rooms: a spacious sitting room and dining room, along with a versatile ground floor study or playroom. The dining room has already been extended in the past, but could be combined with the kitchen to create a modern kitchen-diner opening onto the rear garden if desired. A cloakroom completes the accommodation.







Harefield Road, Middleton On Sea

Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 162 sq ft / 15 sq m

Total = 1401 sq ft / 130.2 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). © nichecom 2025. Produced for Henry Adams. REF: 1270921

Stepping outside, the generous plot measures 0.19 acres and provides ample space to unwind and enjoy the pleasant surroundings of this private estate. The mature gardens provide a high level of privacy, especially to the rear of the property, whilst the driveway provides ample parking for a number of cars and leads to the detached garage.

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 useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

Private Estate Charge: We understand the private estate charge is approximately £240 p.a.

What3Words ///blushes.digested.those

Council Tax Band: E

Tenure: Freehold

Energy Performance 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.