



Aldersmead Sundale Lane, Middleton-on-Sea

Guide Price £570,000

 **Henry Adams**  
estate agents

## Aldersmead, Sundale Lane

A character chalet-style property, at the very heart of Middleton-on-Sea village.

- Detached Character House
- 1,437 Sqft including Garage
- Private Road Location
- Central to Middleton Village
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- Kitchen-Breakfast Room
- Sitting & Dining Rooms
- Large Conservatory
- Ample Parking & Garage

Nestled within the serene privacy of a private road location, this detached character house offers traditional charm with well presented accommodation throughout. Offering a total of 1,308 sqft of living accommodation (excluding the garage), this property provides a comfortable and inviting environment for those looking for a place to call home in the heart of Middleton village and within easy access of the village amenities.

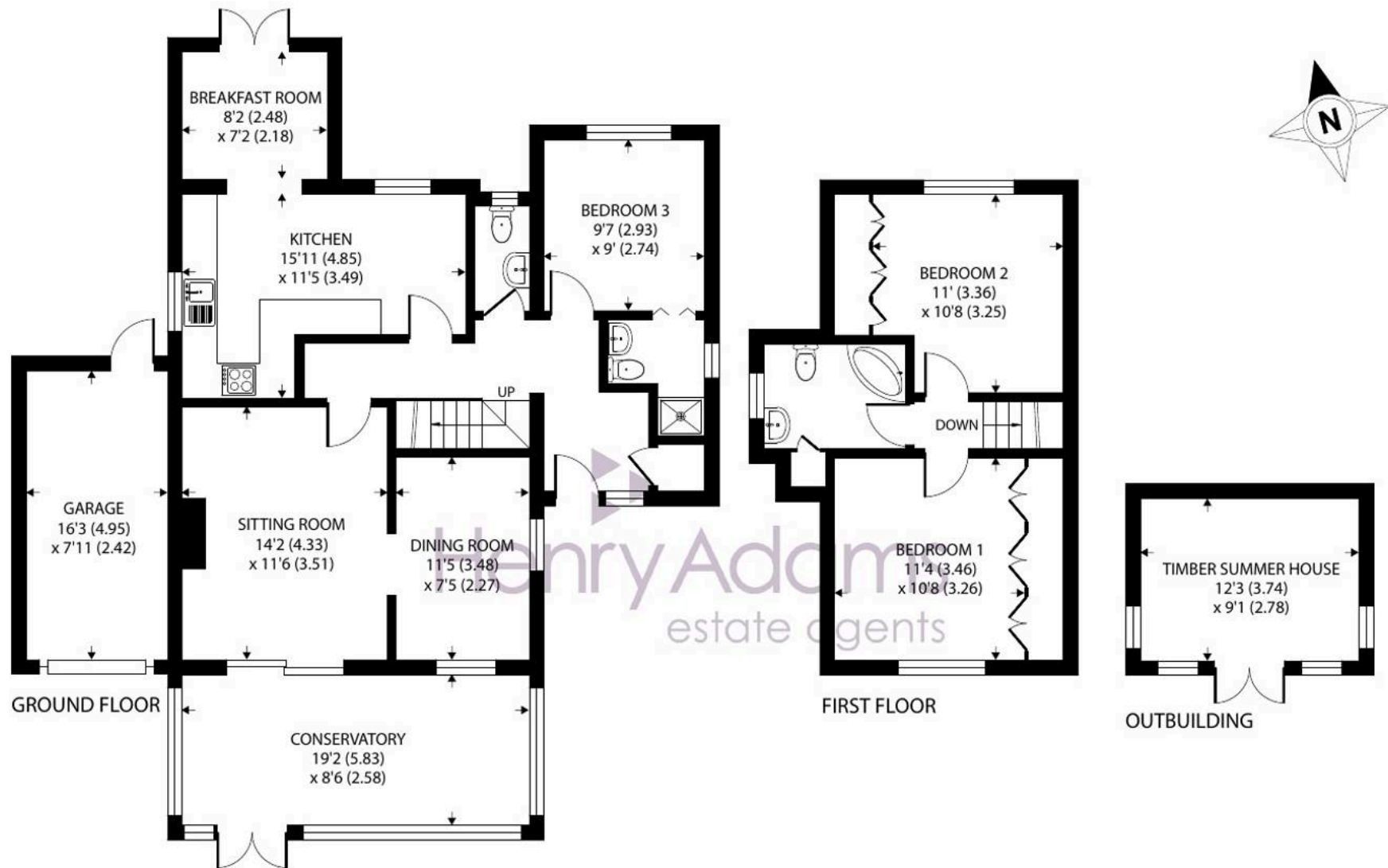
The property features three double bedrooms. The two bedrooms on the first floor are accompanied by the family bathroom and have a range of built-in wardrobes with access into the eaves cupboards, providing ample storage. A further bedroom on the ground floor, benefits from having its own en-suite shower room.

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## Sundale Lane, Bognor Regis

Approximate Area = 1308 sq ft / 121.5 sq m (excludes outbuilding)

Garage = 129 sq ft / 12 sq m

Total = 1437 sq ft / 133.5 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). © natchecom 2025. Produced for Henry Adams. REF: 1247953

The heart of the home lies in the inviting modern kitchen-breakfast room with views over the rear garden and plenty of worktop space and fitted cupboards. The sitting and dining rooms offer elegant spaces for entertaining or simply unwinding in front of the feature fireplace with loved ones. The large conservatory provides additional reception space and plenty of light being on the south side of the property.

Outside, the gardens are a real feature of the property. The rear garden provides a high level of privacy, is mainly laid to lawn with a decked area, fish pond and timber summer house. To the front of the property, parking will never be an issue with ample space available on the driveway along with a garage for added convenience. The front garden overlooks the private lane to the front which is a no-through road meaning very few passing cars.

The property's central location places you within easy reach of Middleton village, providing access to local amenities, shops, and schools, making it an ideal choice for families and professionals alike.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is an employee of Henry Adams LLP.

Private Road Charge: We understand the private road charge is approximately £115 p.a.

What3Words [///matchbox.learn.spirit](https://www.what3words.com/matchbox.learn.spirit)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Middleton on Sea

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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.