



2 Willowbrook, Middleton-on-Sea

Guide Price £335,000

2 Willowbrook

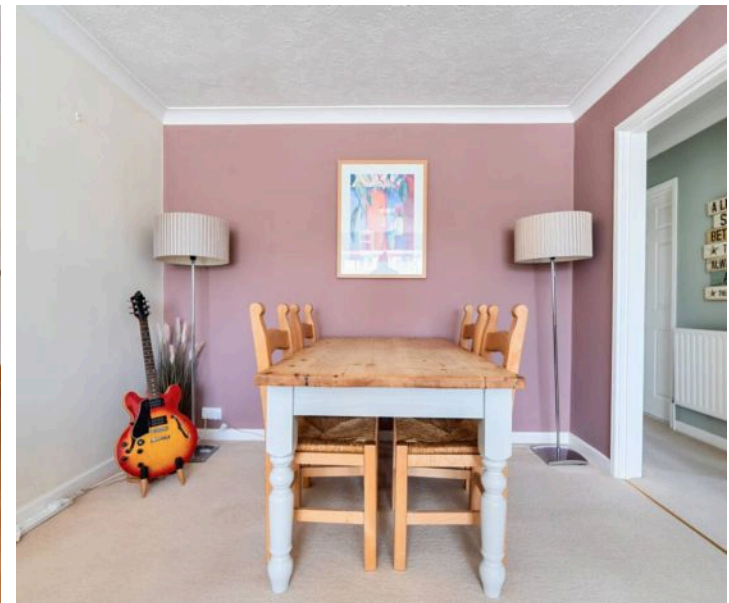
Immaculate bungalow on private road.

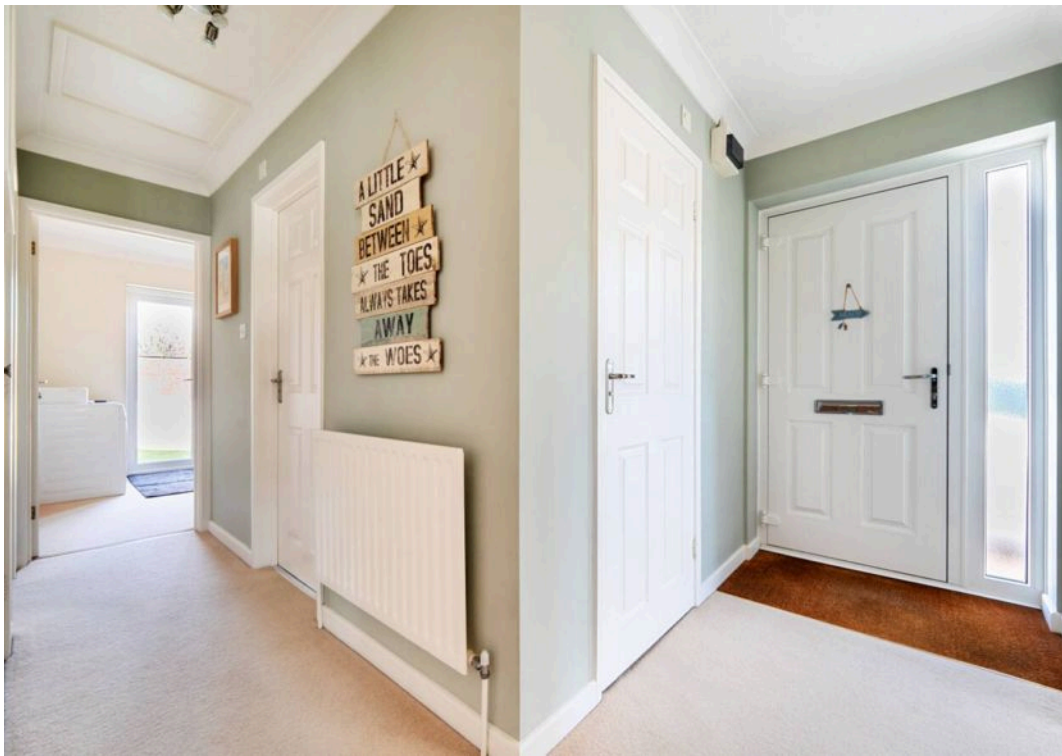
- Semi-Detached Bungalow
- Attractive & Well Presented
- Private Road, not far from Beach
- No Forward Chain
- Southerly Sitting Room with Bay Window
- Modern Kitchen & Bathroom
- 2 Bedrooms
- Low Maintenance Garden
- Driveway & Garage

Located on a private road not far from the beach, this attractive and well-presented bungalow offers a peaceful retreat. Now offered for sale with the advantage of no forward chain, the property is ideal for those looking for a straight forward move.

The notable features include: An entrance hall with cloakroom/WC, generous sitting room with southerly bay window that bathes the space in natural light, a modern kitchen, a dual aspect kitchen with white units and built-in oven and gas hob, a modern bathroom, and to the rear of the property, two bedrooms with the larger room having built-in wardrobes.

Outside, the low maintenance gardens provides a private oasis for enjoying the outdoors without the hassle of extensive upkeep. Whether savouring a morning coffee or hosting a summer barbeque, this peaceful sanctuary is designed for relaxation and enjoyment.







Willowbrook, Bognor Regis

Approximate Area = 653 sq ft / 60.7 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 816 sq ft / 75.8 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: 1276905

The convenience of a driveway and garage adds practicality, offering ample parking and storage space for vehicles and outdoor equipment.

The property is located on high ground near to the entrance to Willowbrook, a private road of residential bungalows position on the Middleton and Elmer borders. 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.

Private Road charge: We understand the private road charge is approximately £390 p.a. for 2025 and an annual emergency fund of £100 p.a.

What3Words ///dolly.infants.disengage

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.