



## 2 Marlowe Close, Middleton-on-Sea

Guide Price £318,000



## 2 Marlowe Close

A very well presented end of terrace house in quiet cul-de-sac.

- End of Terrace House
- Well Presented Throughout
- Sitting Room
- Modern Kitchen/Diner
- Bathroom & Ground Floor WC
- South Facing Rear Garden
- Quiet Cul-De-Sac Location
- Off-Road Parking
- 963 Sqft of Accommodation

This charming and well presented three bedroom house is conveniently located within a quiet cul-de-sac, just a short distance to the north of the Middleton-on-Sea village centre. The property offers an excellent opportunity for those who are either upsizing or downsizing.

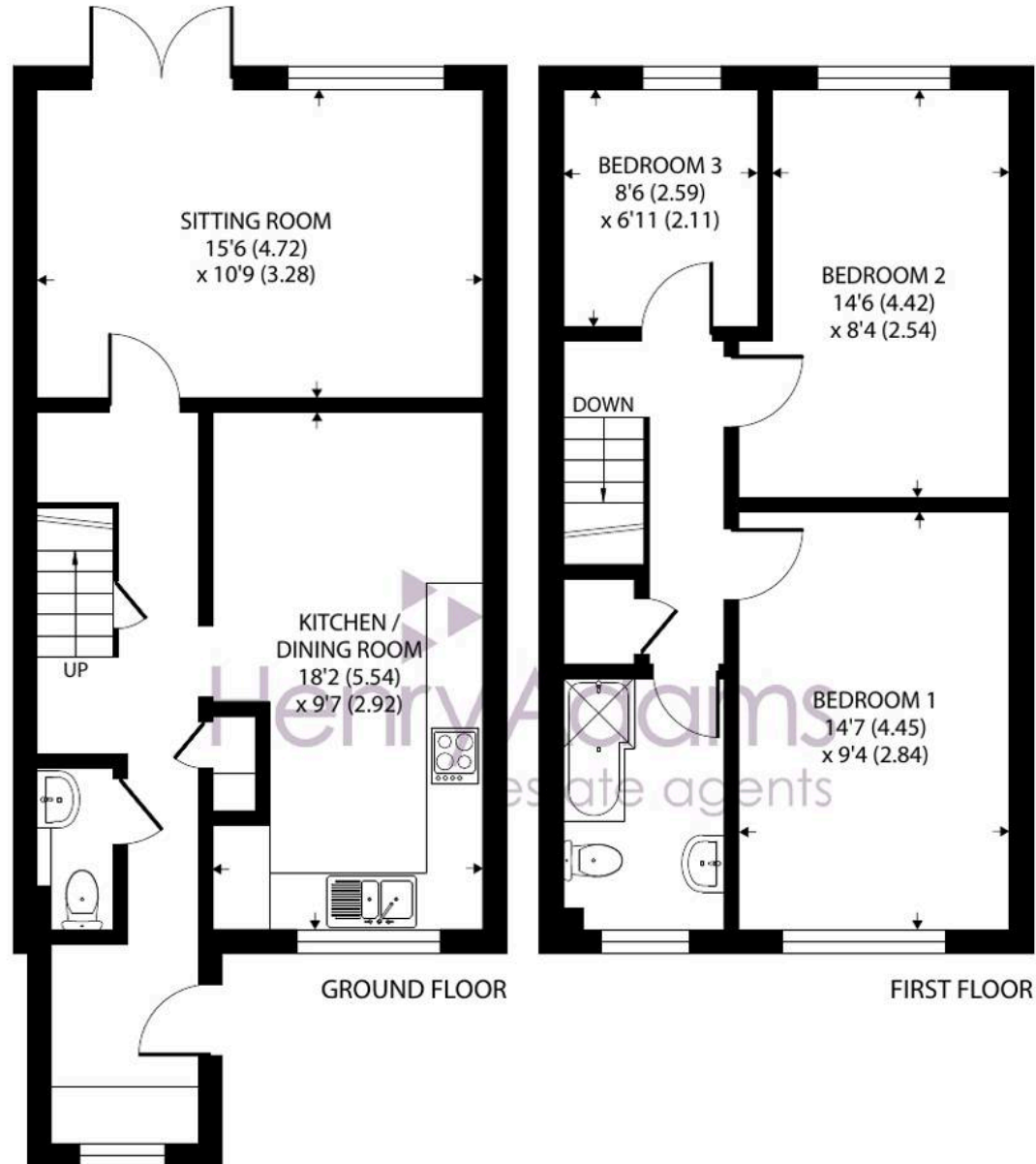
Measuring 963 sqft, the modern interior features a sophisticated shaker style kitchen/dining room equipped with an integrated double oven, hob, fridge/freezer and dishwasher. The south-facing sitting room provides a scenic view of the rear garden through patio doors, while also offering access to the outdoor area. A utility area near the entrance hall includes plumbing for a washing machine and extra storage space, whilst the convenient ground floor cloakroom completes the ground floor.

Cont ....









## Marlowe Close, Bognor Regis

Approximate Area = 963 sq ft / 89.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1161278



Stairs rise from the entrance hall to the first floor landing where the family bathroom and all three bedrooms will be found. Two of the bedrooms are doubles whilst the third bedroom is a single room.

Externally, the property boasts off-road parking for one vehicle and a side gate providing access to the south-facing rear garden. This outdoor space provides a high degree of privacy and features a combination of lawn and decking, bordered by mature plants and shrubs, complemented by a timber storage shed tucked away in the rear corner.

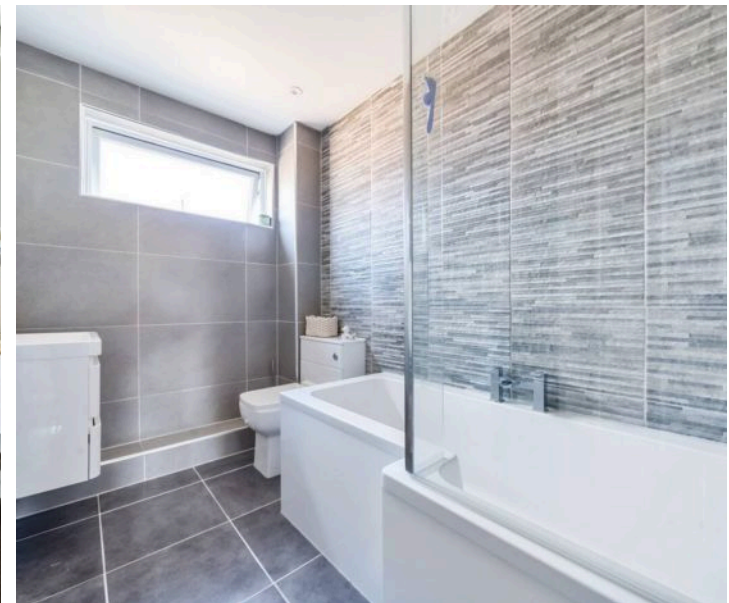
The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. 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.

What3Words [///twin.leotard.mirroring](https://www.what3words.com/lookup/twin.leotard.mirroring)

Council Tax Band: C

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

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

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