



15 Penn Close, Middleton-on-Sea

Guide Price £385,000

 **Henry Adams**
estate agents



15 Penn Close

A delightful courtyard setting, close to the Middleton-on-Sea village centre.

- Link Detached House
- No Forward Chain
- 1,069 Sq Ft of Accommodation
- 3 Double Bedrooms, 2 Shower Rooms
- Kitchen-Breakfast Room
- Southerly Sitting Room
- Southerly Rear Garden
- Garage to Rear
- Cul-De-Sac Setting
- Conveniently Located for Village Amenities

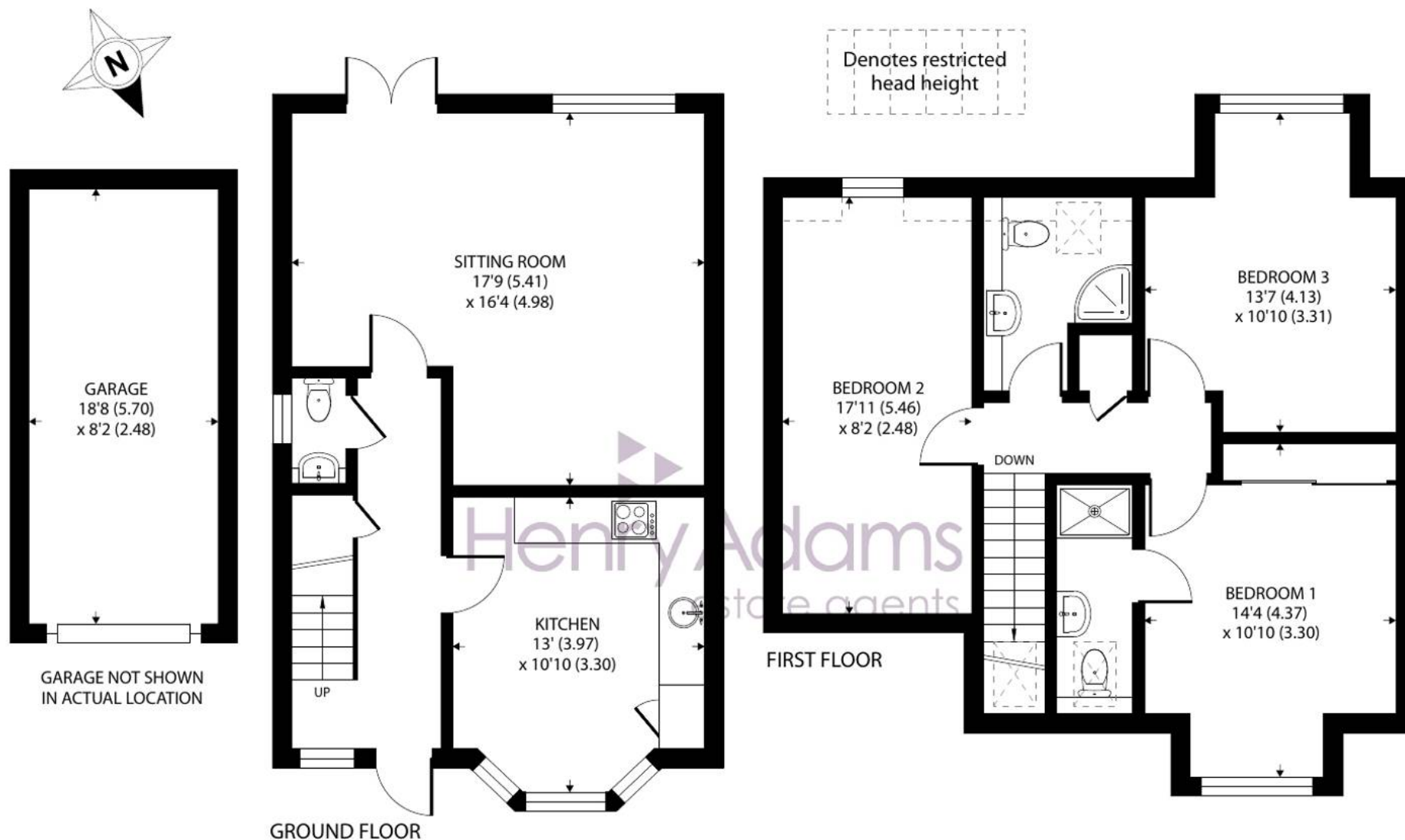
This is a spacious link-detached property, now offered for sale with the advantage of no onward chain and enjoying a quiet cul-de-sac position in a much sought after location, close to the heart of Middleton-on-Sea village centre.

The accommodation measures 1,069 Sq Ft with particular features including a south facing double aspect lounge/dining room with patio doors overlooking the rear garden and attractive marble fireplace with coal effect gas fire. There is a good size kitchen/breakfast room to the front of the property with space for a table, built-in oven and hob, and spaces for a tall fridge freezer, dishwasher and washing machine. A cloakroom/WC completes the ground floor.

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15 Penn Close, Middleton On Sea, PO22 7SG

Approximate Area = 1069 sq ft / 99.3 sq m (excludes garage)

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1081 sq ft / 100.4 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: 1278295

Stairs from the entrance hall rise to the first floor landing where a store cupboard and family shower room will be found. The principal bedroom is to the front of the property, has built-in double wardrobes and is complemented by an en-suite shower room. There are two further double bedrooms, both with southerly aspects and both overlooking the neighbouring bowling green.

Outside, the property has a secluded south facing rear garden which is mainly laid to lawn with mature flowerbeds and patio area. There is a gate from the rear garden to the parking area and a garage with power and light.

The village of Middleton offers a range of local facilities including pharmacy, post office, newsagents and hardware store. Nearby sailing facilities are available at Felpham along with sports centre with swimming pool and golf club. The cathedral city of Chichester and the famous Goodwood motor circuit can be found within approximately eleven miles from Middleton-on-Sea.

What3Words ///retain.wager.recapture

Council Tax Band: E

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.