



Corner Ways, 36 Sea Lane, Middleton-On-Sea

Guide Price £800,000

 **Henry Adams**
estate agents



Corner Ways, 36 Sea Lane

A delightful character property in idyllic coastal location.

- Detached Character House
- Highly Desirable Private Estate
- Close to Beach & Village Amenities
- 2,509 Sq Ft in Total
- 4 Double Bedrooms & 2 Bath/Shower Rooms
- Sitting Room, Dining Room & Orangery
- Kitchen-Breakfast Room & Utility
- Double Garage & Ample Parking
- Delightful Wrap-Around Gardens

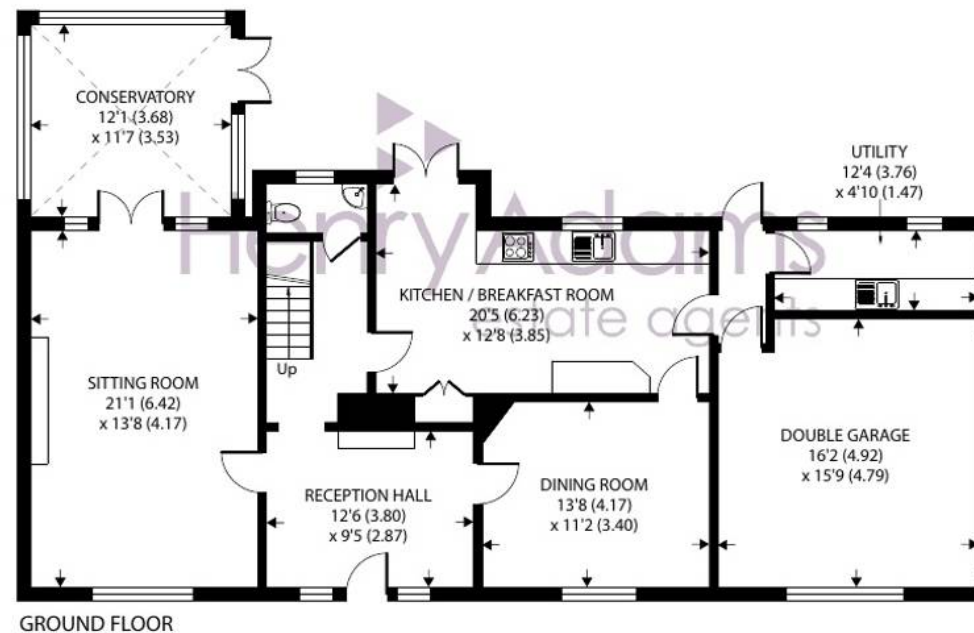
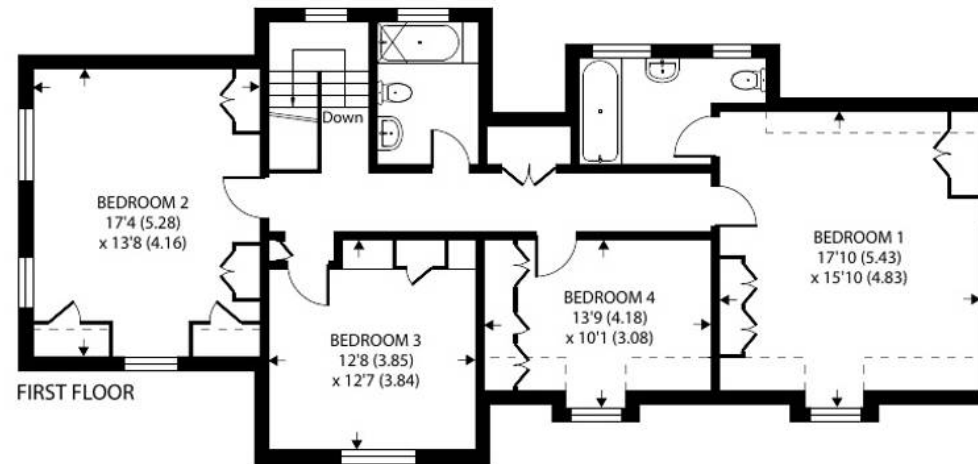
Corner Ways is a quintessentially English, thatched character property, constructed in the 1920's and part of this highly desirable private marine estate. Being positioned just a short walk to the beach, village centre and sports club the property is ideally located and offers generous rooms throughout.

The accommodation measures some 2,509 sq ft in total, retains much of the original character and briefly comprises: spacious entrance hall with fireplace. The double aspect sitting room also has an original fireplace with a door leading to an Amdega orangery with pleasant views of the garden and double doors on to the terrace. To the right of the entrance hall is the dining room, again with original fireplace and beyond, the kitchen-breakfast room again with French doors into the garden. These two rooms could potentially be combined to create a generous kitchen-dining room if desired. There is also a separate utility room accessed via the rear lobby with an external door to the garden and an integral door leading to the double garage.









Sea Lane, Middleton-on-Sea

Approximate Area = 2185 sq ft / 202.9 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Garage = 247 sq ft / 22.9 sq m

Total = 2509 sq ft / 232.9 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1287170

Stairs from the entrance hall rise to the first floor landing where the family bathroom, airing cupboard and all four double bedrooms will be found. The principal bedroom has an en-suite and multiple fitted wardrobes, whilst the other bedrooms also have fitted wardrobes/storage. Bedrooms 3 & 4 have sea glimpses.

The main garden, at the rear of the property, has a large terrace adjacent to the house which wraps around the property, a well-maintained lawn and a range of mature plants and trees. Access to the double garage is via a gravelled driveway and has an electric up-and-over door. At the front of the property is a smaller, lawned garden with mature borders and offers a good degree of privacy.

Private Estate Charge: We understand the private estate charge is approximately £75 p.a. Middleton On Sea Association (MOSA) Fee.

What3Words ///warns.frosted.guilty

Council Tax Band: F

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

www.henryadams.co.uk

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.