



Deeside, 22 South Walk, Middleton-on-Sea

Guide Price £795,000



Deeside, 22 South Walk

Detached 3/4 bedroom house situated in a highly desirable Private Estate.

- Handsome Detached House
- Highly Desirable Private Estate
- Easy Access to Beach & Shops
- No Forward Chain
- 2,312 Sq Ft in Total
- 3/4 Bedrooms & 3/4 Reception Rooms
- South Facing Balcony
- Double Garage & Adjoining Workshop
- Delightful, Private Gardens

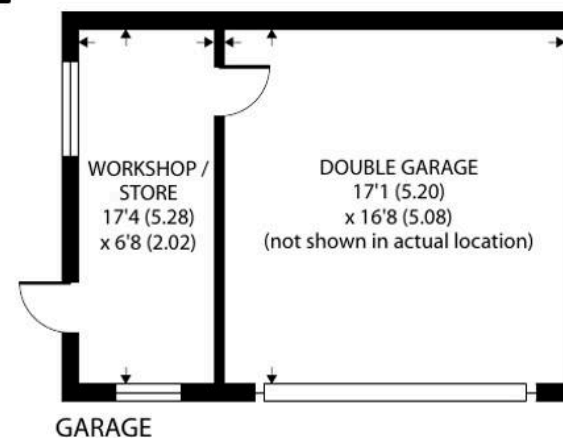
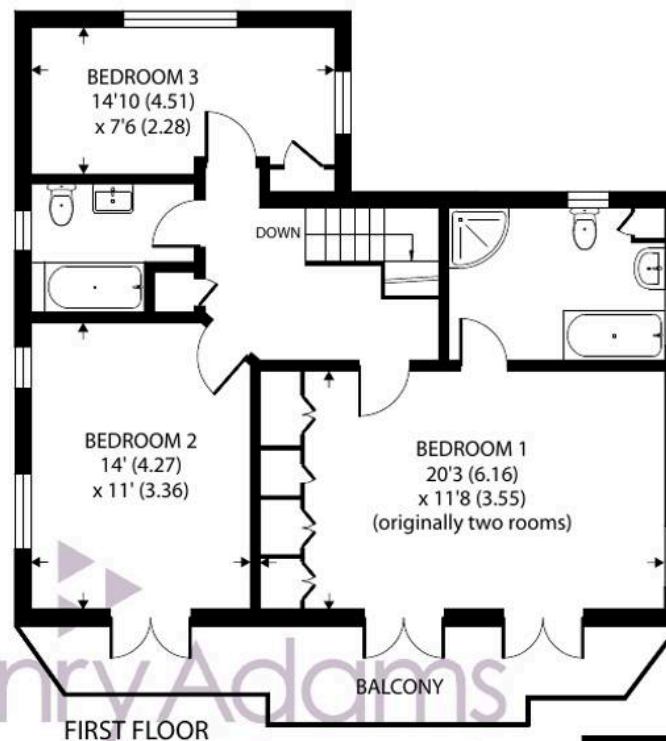
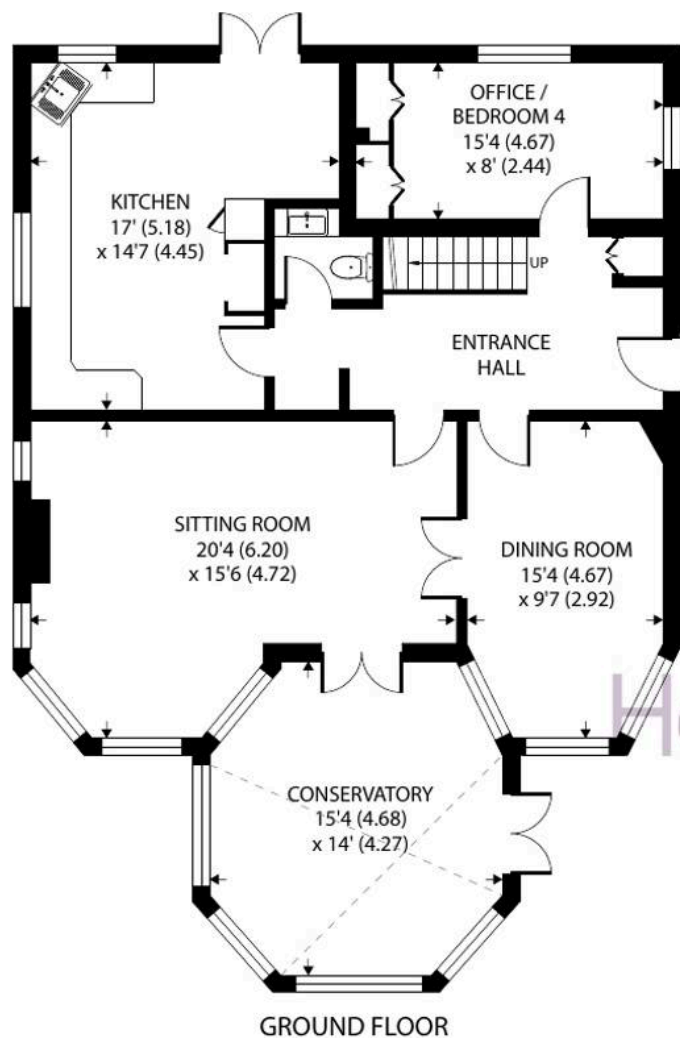
Deeside is a handsome detached house, offering plenty of adaptable living and bedroom space, and now being sold with the advantage of no onward chain as the sellers are already suited. Located within the highly desirable Sea Lane Private Estate and within an Area Of Special Character, this well presented residence offers a tranquil retreat within easy reach of the beach and local shops, presenting an ideal blend of privacy and convenience.

Measuring a generous 2,312 Sq Ft in total, this property provides ample space for both relaxation and entertainment with 3/4 bedrooms (3 on the first floor) and 3/4 reception rooms. Of the reception rooms, there are separate sitting and dining rooms, both of a generous size, along with a south facing conservatory overlooking the enclosed, private front garden. The kitchen is also a generous size and leads on to the rear garden via French doors. A ground floor extension provides the study or 4th bedroom, whilst a WC completes the ground floor.









South Walk, Bognor Regis

Approximate Area = 1900 sq ft / 176.5 sq m

Garage = 412 sq ft / 38.2 sq m

Total = 2312 sq ft / 214.7 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: 1290345

The first floor features a south-facing balcony accessed from bedrooms 1 and 2 enhancing the living experience, offering a sunny spot for morning coffees or evening unwinding while overlooking the serene surroundings. The very spacious principal bedroom has the advantage of en-suite facilities and was once arranged as two rooms. A dividing wall could be easily reinstated for those that would like 4 first floor bedrooms.

The attention to detail in this property extends to practical features such as a double garage and adjoining workshop, catering to hobbyists or those in need of extra storage space. The delightful, established gardens surround the home and provide a high level of privacy whilst the long gravelled driveway provides ample parking for a number of vehicles.

Deeside is situated on the sought-after private Sea Lane Estate in Middleton-on-Sea, a moments walk from the beach. The property is nearby to the Middleton Sports Club, which is a lovely traditional Club established in 1926 with tennis, squash and racquet ball courts, plus a bowling green, gym, and popular restaurant. There are independent shops and a post office just around the corner on the nearby parade, and Felpham Golf Course and Arun Leisure Centre are also within easy reach.

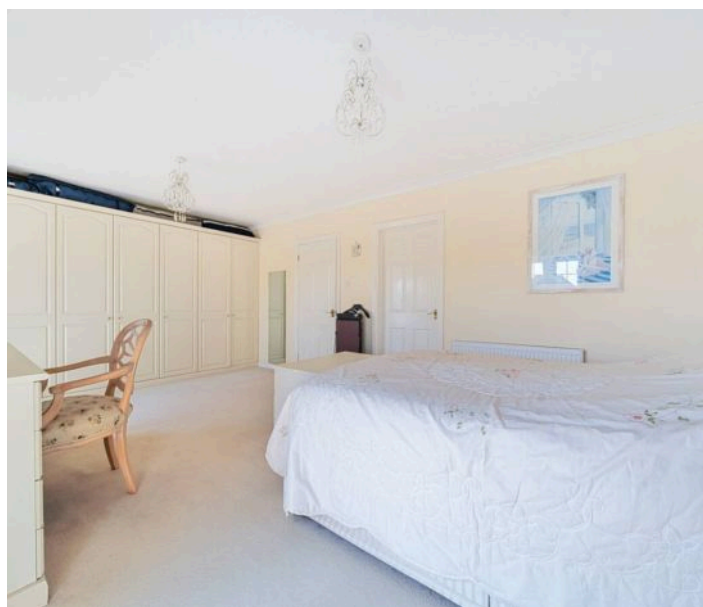
What3Words ///sounds.lanes.than

Private Estate Charge: We understand the private estate charge is approximately £200 p.a.

Council Tax Band: F

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.