



2 Old Point, Middleton-on-Sea

Guide Price £795,000





2 Old Point

Four bedroom detached residence just yards from the beach.

- Highly Desirable Coastal Location
- Positioned Just Yards from the Beach
- Sea Views from First Floor
- Within 'Area of Special Character'
- No Forward Chain
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- Wrap-around Gardens
- Garage & Driveway

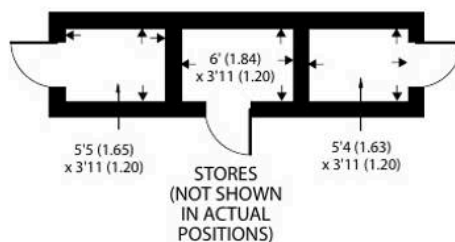
This detached residence is truly a 'stones throw' from the foreshore and within this highly desirable private estate, recognised and designated as an 'Area of Special Character'. Now offering some potential for modernisation and personalisation, the property affords sea views from the first floor and has the added advantage of no onward chain.

Measuring 1,851 Sq Ft (including the attached garage), the accommodation is arranged over two floors. The ground floor comprises spacious entrance hall, three reception rooms: sitting room with original feature brick fireplace, separate dining room and lastly a conservatory. The kitchen leads onto a rear lobby with door to the garden and a shower room/WC. The fourth bedroom is accessed from the entrance hall and completes the ground floor.

Cont







Old Point, Middleton On Sea, Bognor Regis

Approximate Area = 1651 sq ft / 153.3 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1917 sq ft / 177.9 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). © natchecom 2025. Produced for Henry Adams. REF: 1302874

Stairs rise from the entrance hall to the first floor landing where the family bathroom and all three further bedrooms will be found. Each bedroom has built-in cupboards with bedrooms one & two having some sea views.

Outside, the property's wrap-around gardens create a sense of privacy and seclusion, offering the perfect oasis for outdoor entertaining or simply enjoying a peaceful moment. In addition, a garage and driveway provide convenient parking options for you and your guests. There are also three stores in the rear garden which add a practical element to those looking for additional storage space.

Situated on the popular Private Sea Lane Estate, close to the heart of Middleton-on-Sea centre and within 130ft or so of the beach. The village of Middleton offers a range of local facilities including a sports/social club, post office, newsagents and a range of other useful shops. Nearby Felpham offers a range of amenities including a leisure centre with swimming pool, golf club and various other shops.

What3Words [//bridge.stared.hatch](https://www.what3words.com/bridge.stared.hatch)

Private Estate Charge: TBC

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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