



3a, Tuscan Avenue, Middleton-on-Sea

Guide Price £380,000

 **Henry Adams**  
estate agents



## 3a, Tuscan Avenue

Three bedroom detached bungalow offered with no onward chain.

- Detached Bungalow
- Close to Beach
- No Onward Chain
- Close to Local Amenities
- Immaculately Presented
- Three Bedrooms
- Ideal Starter Home or Weekend Retreat
- Driveway and Store
- South Facing Garden

Situated in a popular private road, this immaculately presented detached bungalow boasts the added advantage of no onward chain. The property would make a perfect starter home, downsize or an ideal lock-up-and-leave, thanks to its convenient location just minutes from the lovely beach in Middleton-on-Sea and its outdoor areas that require minimal maintenance. A convenience store and public house are also within close proximity to the property.

The internal accommodation comprises a sitting room with patio doors opening to the garden, a stylish kitchen fitted with a range of contemporary units and integrated appliances, two double bedrooms, and a bathroom with a separate WC. The garage has been partially converted to provide a third bedroom, while still offering storage space for bikes, etc. The third bedroom provides access to the garden and would also make an excellent office for those working from home.









## Tuscan Avenue, Bognor Regis

Approximate Area = 701 sq ft / 65.1 sq m

Store = 58 sq ft / 5.4 sq m

Total = 759 sq ft / 70.5 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). © n1checom 2025.  
Produced for Henry Adams. REF: 1303059



Externally, a driveway provides off-road parking, and an additional gravelled area has created an extra parking space. The rear garden benefits from a delightful southerly aspect, with a high level of privacy. A large decked area accommodates outdoor dining, while a timber shed offers additional storage space.

The village of Middleton-on-Sea offers a range of local facilities comprising primary school, two doctors surgeries, pharmacy, post office, newsagents and various stores. The nearby village of Felpham offers further schools, sports centre with swimming pool, golf club, and a range of useful shops. There are also nearby sailing facilities at both Felpham and Bognor Regis. The cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 miles of Middleton-on-Sea.

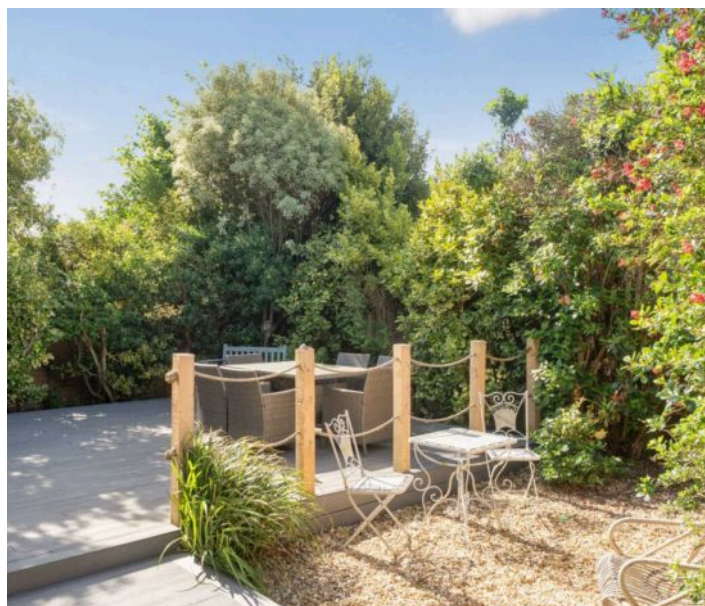
What3Words ///tummy.pickup.trimmer

Private Road Charge: We understand the private road charge is approximately £135 p.a.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Henry Adams - Middleton on Sea

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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.