



29 Norman Way, Middleton-on-Sea

Guide Price £540,000

 **Henry Adams**
estate agents



29 Norman Way

Four bedroom detached house situated within the gated Saxon Reach Private Beach Estate.

- 1,461 Sq Ft Accommodation
- Detached Family Home
- Four Generous Bedrooms
- Sea Glimpses
- Attractive Outlook over a Greensward
- Sitting Room & Dining Room
- Conservatory
- South Facing Garden
- Garage & Driveway

This four bedroom detached family home is situated at the end of a cul-de-sac within the gated Saxon Reach Private Beach Estate in Middleton-on-Sea. The property not only overlooks a beautiful greensward and play area but also enjoys partial sea views from the first floor. Additionally, it is conveniently located within an easy walking distance of the beach via a private residents footpath.

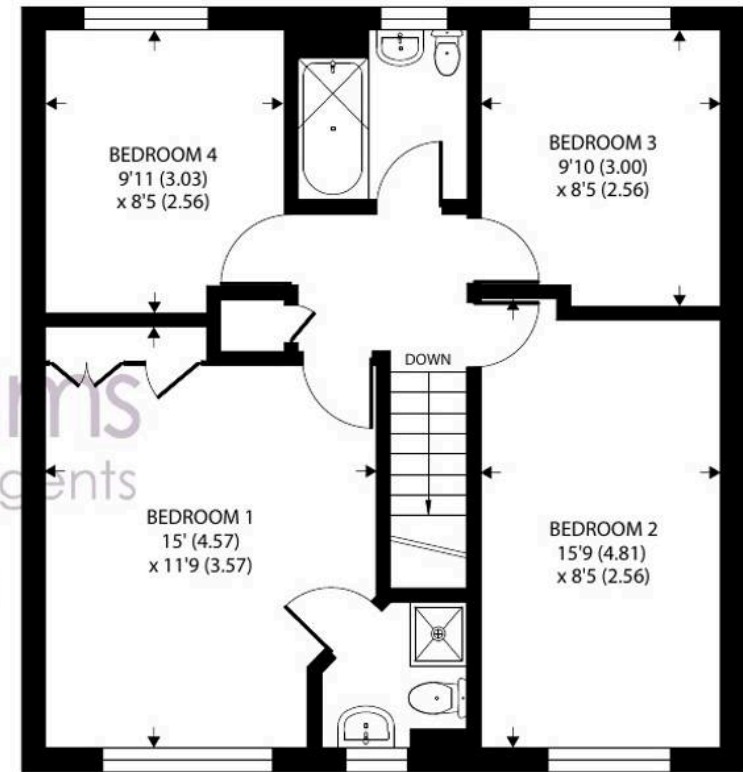
Upon entering, the accommodation seamlessly flows through each of the principal rooms. The sitting room, positioned on the left side as you enter the property, leads to the dining room. This area could potentially be opened up to the adjacent kitchen to create a heart-of-the-home open-plan kitchen, dining, and family room. The kitchen is well-equipped with plenty of units, ample counter space, and a utility room that offers space and plumbing for a washing machine. Furthermore, a conservatory off the dining room overlooks the south-facing rear garden, while a cloakroom completes the ground floor accommodation.

Cont









Norman Way, Bognor Regis

Approximate Area = 1318 sq ft / 122.4 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1461 sq ft / 135.6 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: 1303072

Stairs from the hall lead to the first floor, which houses all four generous bedrooms. The principal bedroom features an en-suite shower room and fitted wardrobes, while bedrooms 3 and 4 catch a glimpse of the sea. A family bathroom is also situated on this level.

Outside, a driveway provides off-road parking and leads to the garage. The south-facing rear garden boasts a paved patio for dining and a lawned area bordered by mature plants and shrubs.

The Saxon Reach private estate is located in the charming village of Middleton-on-Sea and offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

What3Words ///tent.harmlessly.passion

Saxon Reach Estate Charges: We understand this charge is approximately £326 p.a.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.