



23 Old Point, Middleton-on-Sea

In Excess of £995,000

 **Henry Adams**
estate agents



23 Old Point

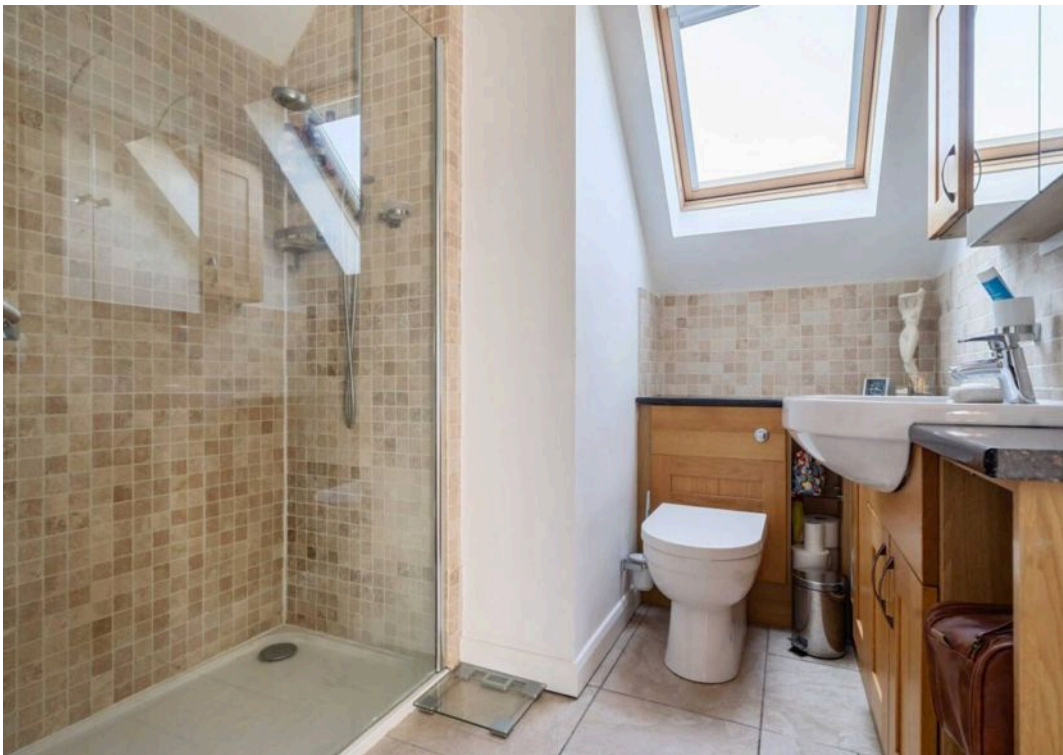
- Exclusive Sea Lane Private Estate
- Sea Views from First Floor
- Easy Access to the Beach
- Immaculately Presented
- 3 First Floor Bedrooms
- Kitchen-Dining Room & Utility Room
- Generous Sitting Room
- Garden Room & Study
- Sizable Balcony
- Ample Parking & Low Maintenance Gardens

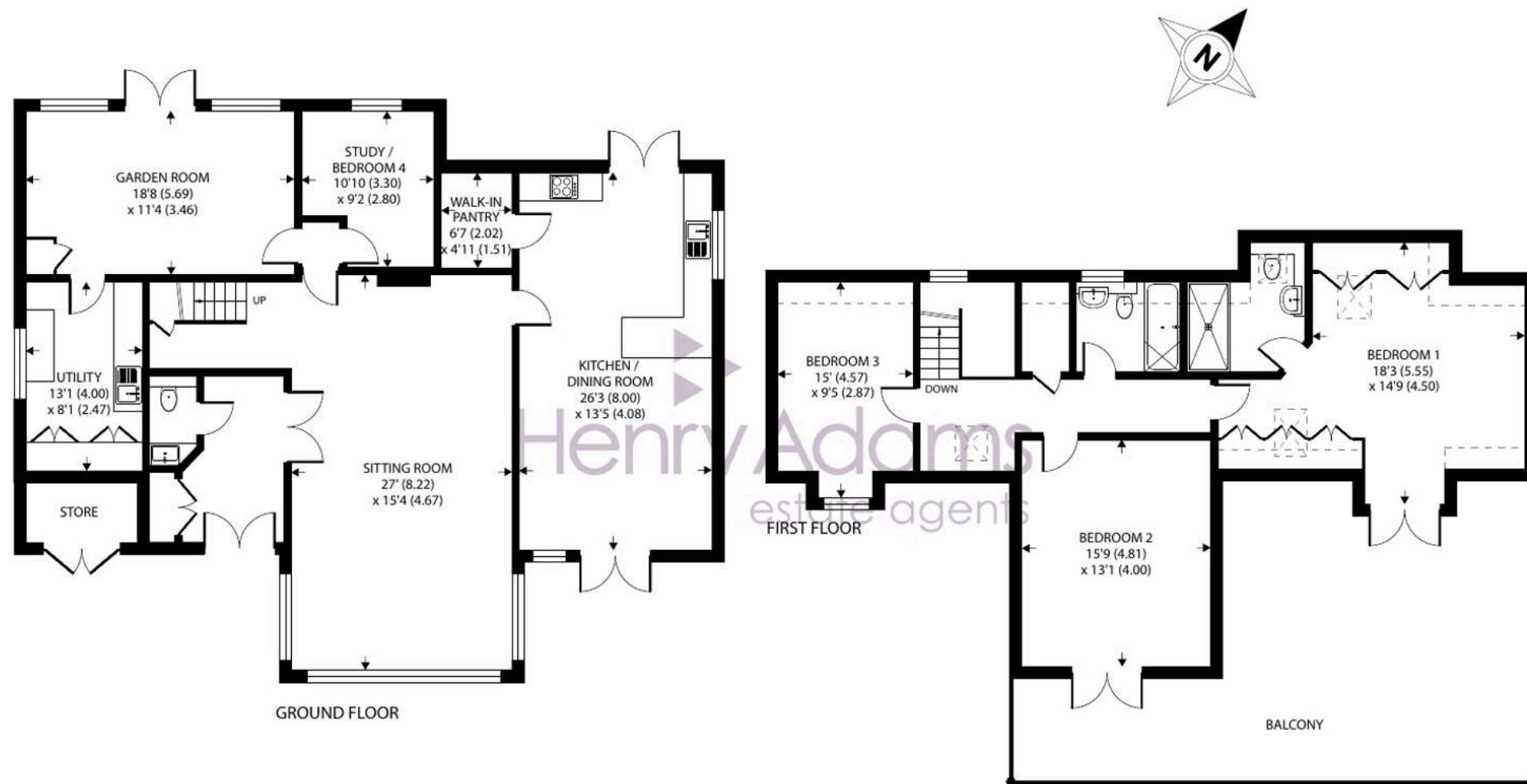
This detached house is set on the exclusive Sea Lane Private Estate, one of the most desirable roads within the local area and conveniently positioned just yards from the beach making this an ideal weekend retreat or lifestyle move. Internally, the property is immaculately presented throughout, having undergone significant renovation works since being purchased by the current owners. The accommodation measures 2,360 sq ft, offers both bright and adaptable living with the principal rooms all facing south.

Upon entering there is a large entrance hallway, with store cupboard and cloakroom/WC. Via double doors, the hallway leads to the generous sitting room which enjoys a triple aspect and a large south-facing window. To the rear of the property, you can find a study with two workstations, as well as the garden room with double doors onto the garden. Beyond the garden room is the impressively large utility area. The modern kitchen-dining room has been fully replaced in recent years and boasts modern kitchen units, a large walk-in larder and ample room for a generous dining table. From here double doors lead to both the front and rear gardens.









Old Point, Middleton On Sea, Bognor Regis

Approximate Area = 2291 sq ft / 212.8 sq m (excludes store)

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 2360 sq ft / 219.2 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: 1312315

Stairs rise from the inner hallway to the first floor landing where the refitted family bathroom and three double bedrooms will be found. Two of the bedrooms have access to the superb south-facing balcony which benefits from sea views, whilst all bedrooms have built-in wardrobes and are south-facing. The principal bedroom also has an en-suite shower room.

Outside, to the front is a large gravel driveway allowing parking for several vehicles and a store room created from the former garage. There is also a secluded south-facing patio area underneath the balcony. To the rear is a low maintenance and very private garden with large covered seating area, ideal for entertaining, sandstone paving and established borders.

Old Point is a most desirable road within the sought-after Sea Lane Private Estate, part of the prime West Sussex coastline. 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. The historic cities of Chichester and Arundel are both within easy reach and offer mainline stations into London Victoria.

Private Estate Charge: TBC

Tenure: Freehold & Council Tax Band: F

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.