



**36 Southdean Drive, Middleton-on-Sea**

Guide Price **£575,000**

## 36 Southdean Drive

- Unique Detached House
- Private Road with Easy Beach Access
- 1,385 Sq Ft Accommodation
- 2 First Floor Double Bedrooms
- Ground Floor Double Bedroom
- 3 Reception Rooms
- Two Shower Rooms
- Generous Roof Terrace
- West Facing Rear Garden
- Ample Parking

Located in a highly desirable private road leading to the seafront, this distinctive detached house offers comfortable accommodation set across two floors. Upon entering the property, you are welcomed by an entrance porch that leads into the sitting room. The sitting room, featuring a striking fireplace and elegant wood flooring, leads to the office, the kitchen, and the inner rear hall. The kitchen is equipped with a range of units and offers space for several white appliances, along with a table. Continuing through the inner hall, you will discover the dining room, bedroom three, and a shower room.

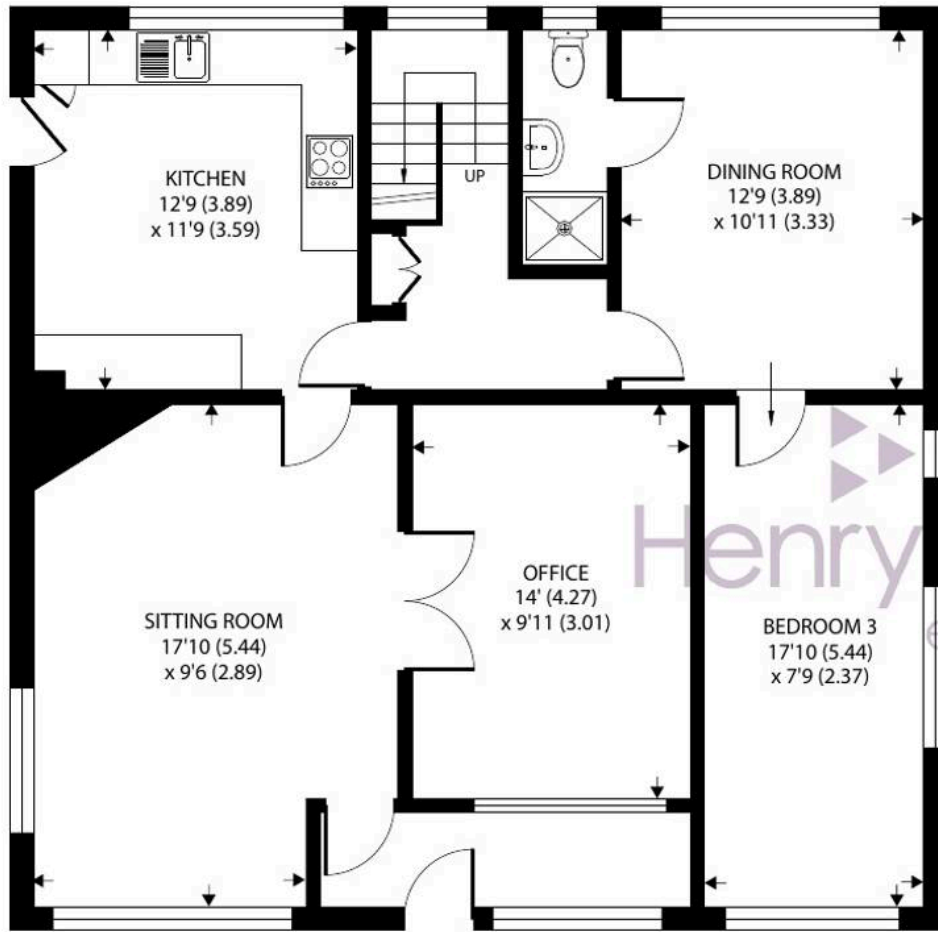
The first floor comprises two additional double bedrooms and another shower room. From the upper hall, double doors lead out to a spacious roof terrace with views of the surroundings.

Outside, at the front of the property, there are driveways on each side, both providing ample parking. The west-facing rear garden showcases a combination of patio and lawn areas, bordered by an assortment of coastal plants and shrubs.

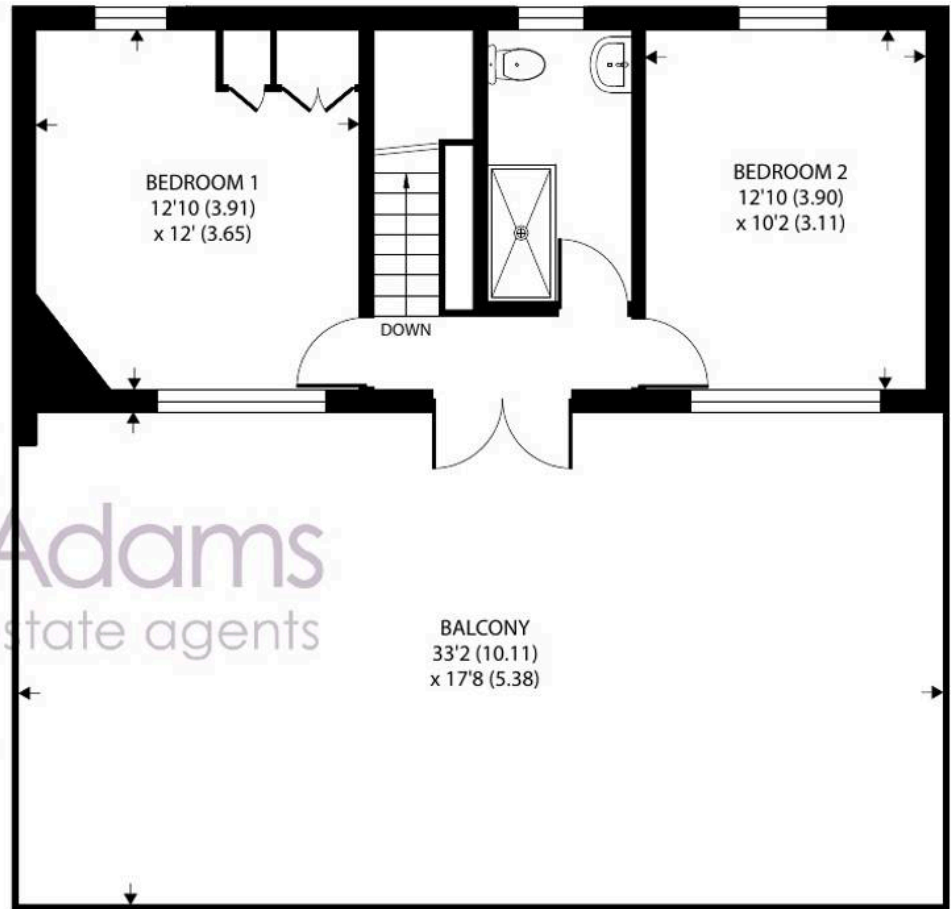








GROUND FLOOR



FIRST FLOOR

## Southdean Drive, Middleton On Sea

Approximate Area = 1385 sq ft / 128.6 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.  
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The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of useful shops. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. 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 ///craziest.polo.presenter

Private Road Charge: We understand this charge to be approximately £120 p.a.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





## Henry Adams - Middleton on Sea

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