



## The Nook, Ancton Lane, Middleton-on-Sea

Guide Price £325,000



## The Nook, Ancton Lane

- End of Terrace Cottage
- Kitchen-Dining Room
- Sitting Room
- Conservatory
- 2 Bedrooms
- First Floor Bathroom
- South Facing Rear Garden
- Large Timber Workshop
- Semi-Rural Location

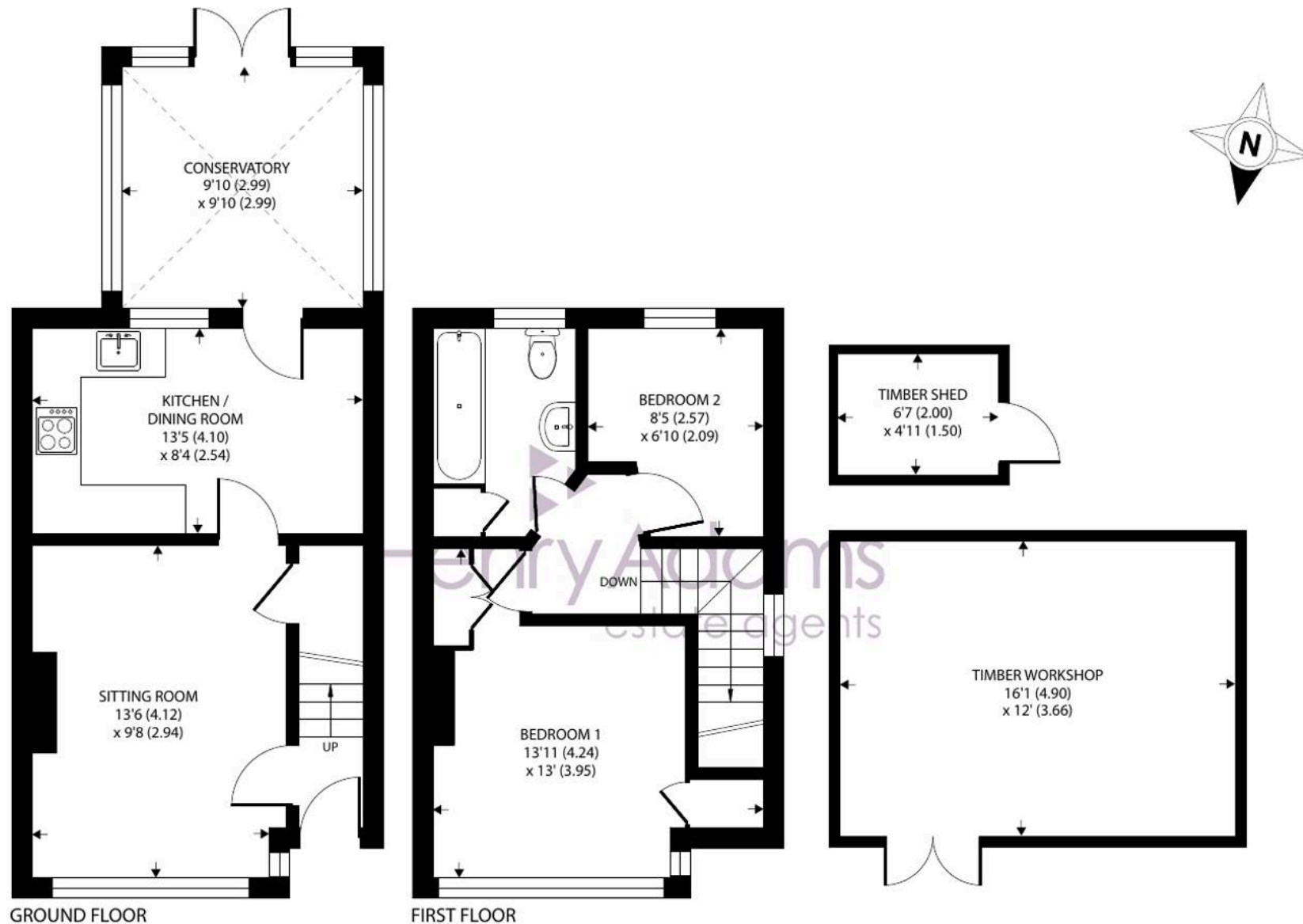
'The Nook' is a charming and well presented end of terrace cottage located within a semi-rural location at the edge of the Middleton-on-Sea village, and overlooking fields to the front. Whether you're looking for a weekend getaway or a permanent residence, this home is sure to impress with its unique charm and character.

The accommodation measures 690 sq ft and briefly comprises a cosy sitting room to the front of the property with feature fireplace and wooden floors which flow through to the kitchen-dining room and conservatory beyond. The kitchen area has a range of smart white units with spaces for cooker, washing machine, dishwasher and tall fridge freezer. The conservatory provides additional living space and overlooks the attractive garden. Stairs from the entrance hall rise to the first floor where the bathroom and both bedrooms will be found. Bedroom one has a feature fire surround and built-in wardrobes.









## The Nook, Ancton Lane, Bognor Regis

Approximate Area = 690 sq ft / 64.1 sq m (excludes outbuildings)

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: 1327416



Outside, there is block-paved parking to the front whilst one of the standout features of this property is the long south-facing rear garden which includes a large timber workshop, providing additional storage space or the opportunity for a creative workspace. There is a side gate and pathway for convenience.

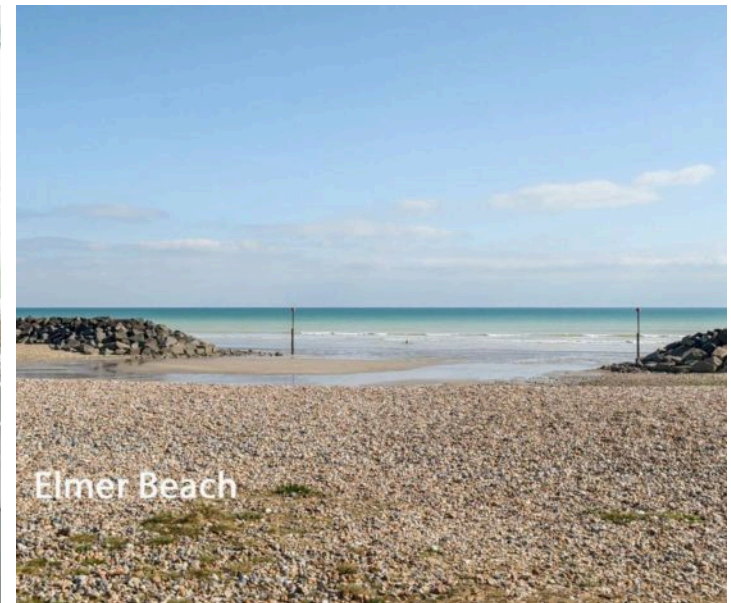
Ancton Lane is located a short distance to the north of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

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Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







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