



12 Southdean Drive, Middleton-on-Sea

Guide Price £585,000



12 Southdean Drive

- Detached Chalet-Style House
- 1,577 Sq Ft in Total
- Private Road Location
- Easy Access to the Beach
- 4 Bedrooms
- Kitchen-Breakfast Room
- Spacious Sitting Room
- Westerly Rear Garden
- Views over Playing Fields

This spacious and well presented detached chalet-style house is located within a sought-after private road and within easy pedestrian access to both the beach and village facilities. Boasting a generous total area of 1,577 sq ft (including the garage), this desirable property is a blend of well presented and well proportioned rooms offering flexibility.

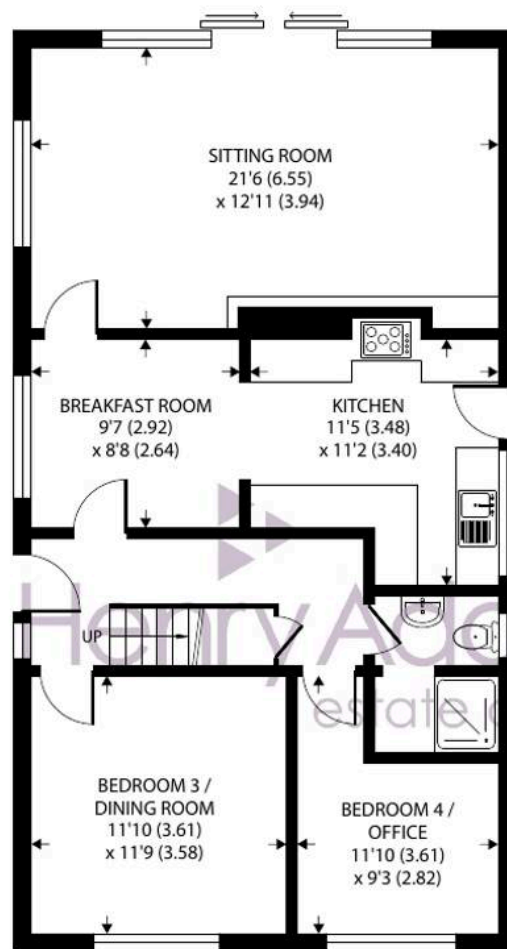
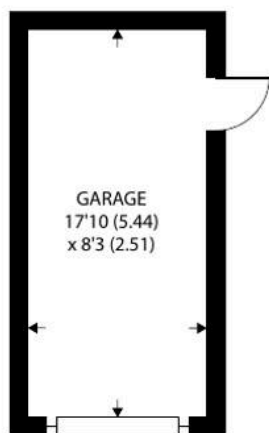
The accommodation briefly comprises four bedrooms - two on the first floor, complemented by a well appointed bathroom, and two on the ground floor serviced by a shower room with wash basin and toilet. The principal bedroom will be found on the first floor and enjoys a view of the playing fields at the rear of the property, whilst the ground floor bedrooms could be easily repurposed for different uses such as a formal dining room, home office, playroom etc to suit individual needs. The spacious sitting room measures 21'6 ft and is positioned at the rear of the property, overlooking the rear garden via the sliding patio doors.

Continued









GROUND FLOOR



FIRST FLOOR

Approximate Area = 1341 sq ft / 124.6 sq m
Limited Use Area(s) = 89 sq ft / 8.3 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1577 sq ft / 146.5 sq m

For identification only - Not to scale



The modern kitchen-breakfast room is located at the middle of the property and offers plenty of storage and worktop space, with a door out leading to the front and rear gardens.

Convenience is key with a garage and driveway providing ample parking for vehicles, ensuring you never have to worry about finding space. The westerly rear garden provides a peaceful outdoor oasis, perfect for enjoying alfresco dining or simply basking in the sunshine. Location is perfect for those seeking a coastal lifestyle, with easy access to the beach just a stone's throw away. Whether you prefer leisurely walks along the shore or a refreshing dip in the ocean, all of this is just moments from your doorstep.

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.

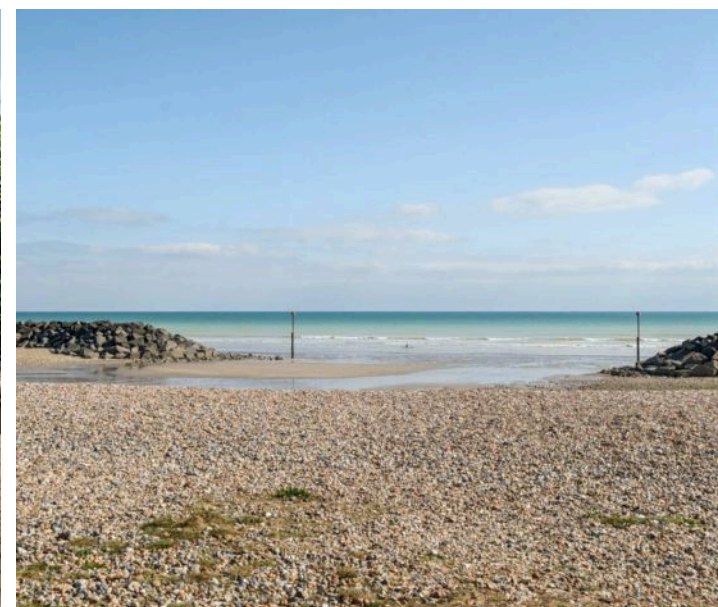
What3Words [///drifting.cassettes.stylist](https://www.what3words.com/#!/drifting.cassettes.stylist)

Private Estate Charge: We understand the private estate charge is approximately £135 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.