



25 Silver Birch Drive, Middleton-on-Sea

Guide Price £325,000

 **Henry Adams**
estate agents

25 Silver Birch Drive

- Semi-Detached House
- 908 Sq Ft of Accommodation
- Sitting Room
- Kitchen-Diner
- Conservatory
- 3 Bedrooms
- Family Bathroom
- Ground Floor Cloakroom/WC
- South Facing Rear Garden
- Off-Road Parking

Located in a pleasant residential side road, this modern semi-detached house is just a short distance to the north of the Middleton-on-Sea village centre and within easy reach of nearby shops, schools and transport links.

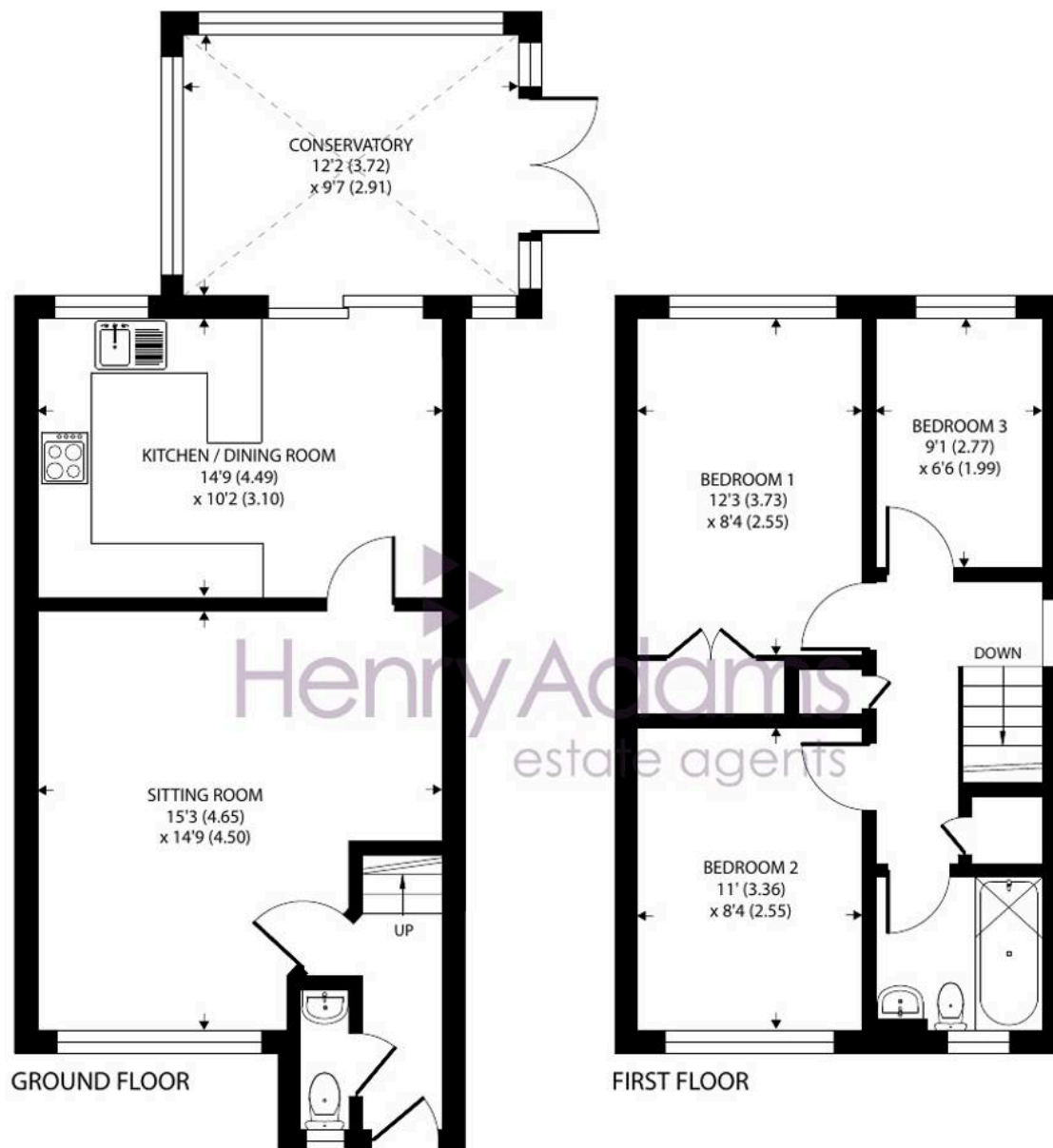
The accommodation is arranged over two floors and measures 908 sq ft. The accommodation briefly comprises: entrance hall with cloakroom/WC, a sitting room leading to the kitchen-diner overlooking the rear garden and opening into the spacious double glazed conservatory.

Stairs from the entrance hall rise to the first floor landing where the family bathroom, two store cupboards and all three bedrooms will be found. The main bedroom benefits from built-in wardrobes.

The property also benefits from having a south-facing rear garden whilst parking is a breeze with the added convenience of the driveway, ensuring a stress-free return home each day.







Silver Birch Drive, Bognor Regis

Approximate Area = 908 sq ft / 84.3 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: 1331797

Silver Birch Drive is located a short distance 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.

What3Words ///tourist.rehearsal.enchanted

Council Tax Band: D

Tenure: Freehold

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.