



Moorfield, 19 West Close, Middleton-On-Sea

Guide Price £795,000



Moorfield, 19 West Close

- Handsome Detached Family Home
- No Onward Chain
- 2,659 Sq Ft of Accommodation
- 4 Double Bedrooms
- 5th Bedroom/Nursery/Dressing Room
- 4 Reception Rooms
- Overall Plot Size of Approx. 0.42 Acres
- Double Garage & Workshop
- Easy Access to the Beach & Shops
- Favoured Sea Lane Private Estate

'Moorfield' is a handsome detached family home located in the coveted Sea Lane Private Estate and is now offered for sale with the advantage of no onward chain. This property reflects the classic design style seen throughout the estate, offering many original features and all within easy reach of both the beach and local village amenities.

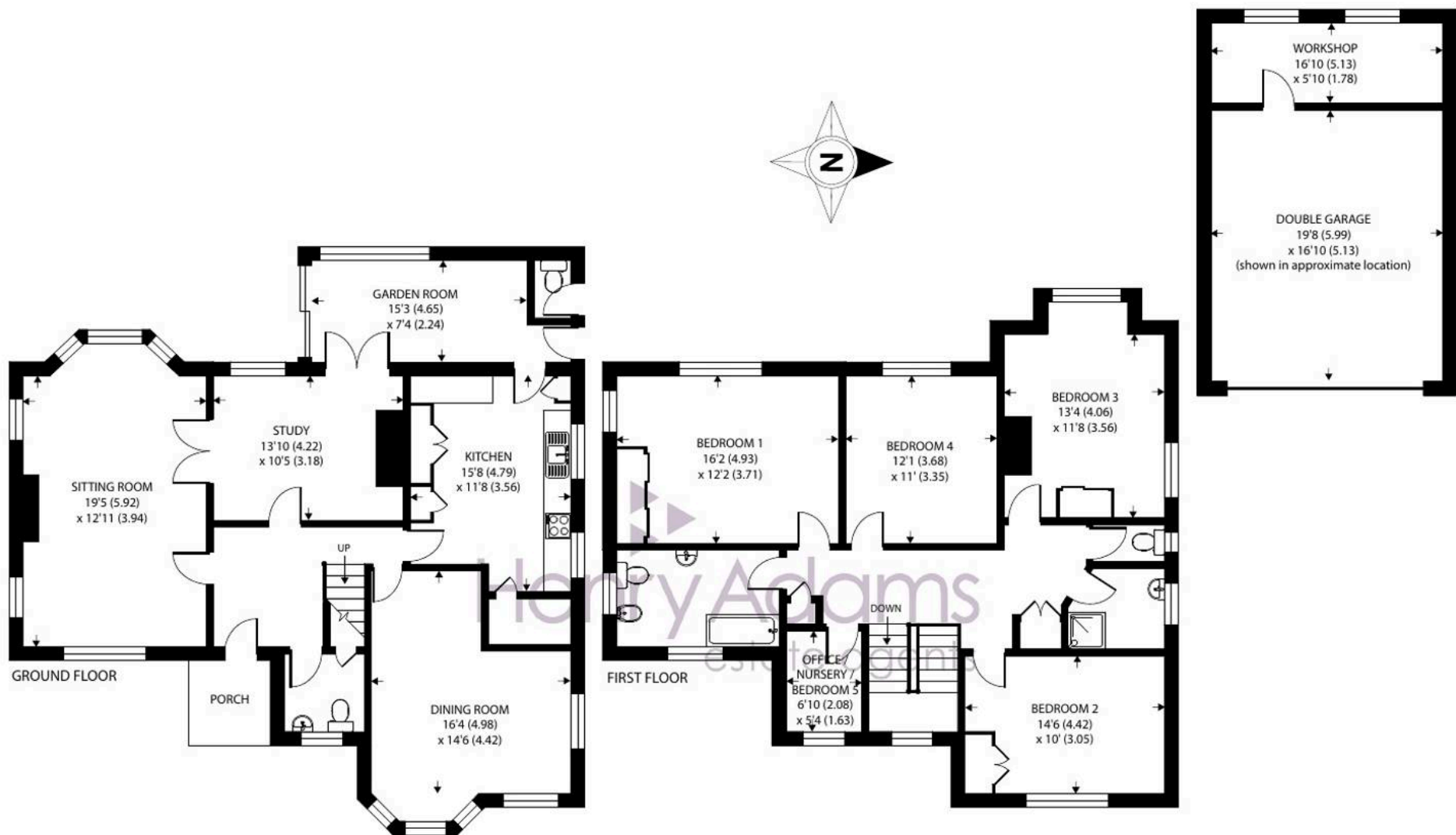
Approached via the sweeping gravel driveway and occupying a particularly generous plot measuring approximately 0.42 acres, Moorfield boasts an impressive 2,211 sq ft of living accommodation (2,659 sq ft including the detached double garage and workshop). As you explore, you'll discover four double bedrooms on the first floor, along with a fifth bedroom that can be easily transformed into an office, nursery or dressing room to suit your lifestyle.

On the ground floor the property features four reception rooms, each exuding their own unique charm and character, making them perfect for entertaining guests or enjoying quiet family moments. The abundance of space ensures everyone has room to unwind in style.









West Close, Middleton-on-Sea, Bognor Regis

Approximate Area = 2211 sq ft / 205.4 sq m

Garage = 437 sq ft / 40.5 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 2659 sq ft / 247 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: 1339577

Outside, the property is set well back from the road adding to its privacy. The front garden features a number of mature fruit trees and provides ample off road parking with the driveway leading to the double garage and workshop, offering plenty of storage space for vehicles and outdoor essentials.

The rear garden enjoys a high level of privacy, a westerly aspect and is mainly laid to lawn with mature trees and hedges.

Moorfields is located within the highly desirable Sea Lane private estate, a recognised Area Of Special Character, first developed by Capt. Coldicott in the 1920's and just a short distance to both the beach and the village centre. Here a range of local facilities and independent shops including a post office will be found upon the parade. 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, bar and 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 [///equal.scared.cove](https://www.what3words.com/equal.scared.cove)

Private Estate Charge: We understand the private estate charge is approximately £265 p.a.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E





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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.