



2 Aspen Way, Middleton-on-Sea, Bognor Regis

Offers Over £369,950

2 Aspen Way

- Modern End of Terrace House
- 1,095 Sq Ft of Adaptable Accommodation
- 3/4 Double Bedrooms
- 1/2 Reception Rooms
- Family Bathroom & Ground Floor WC
- Ample Off-Road Parking
- Front & Rear Gardens
- Quiet Residential Area

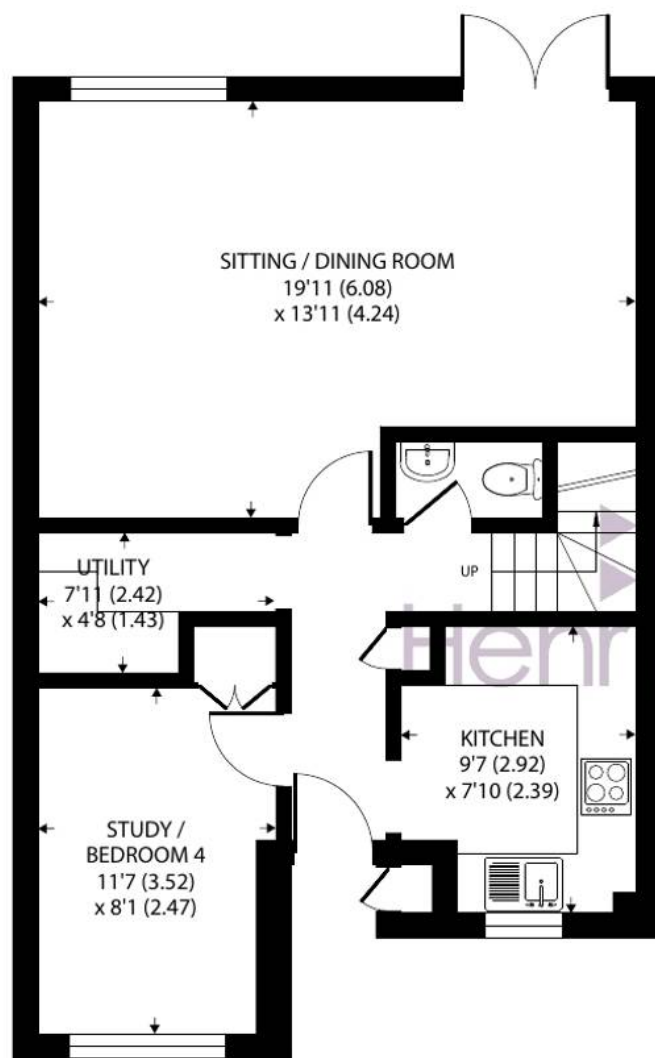
This modern end of terrace house presents a rare opportunity to acquire a spacious and adaptable family home located within a quiet residential area.

Boasting over 1,095 sq ft of accommodation, this property offers a choice of 3 or 4 double bedrooms. The 4th bedroom is on the ground floor, or alternatively be used as a further reception room in addition to the spacious sitting-dining room which spans the full width of the house and opens onto the rear garden. The kitchen is found to the front of the property, whilst a cloakroom/WC will be found at the end of the entrance hall and could potentially be enlarged if desired to include a shower.

Ascending the stairs from the entrance hall to the first floor landing, one discovers the airing cupboard, family bathroom and 3 further double bedrooms that offer a peaceful sanctuary for relaxation and rejuvenation. Being next to the bathroom, bedroom 1 has space to create an en-suite facility if desired.







GROUND FLOOR



FIRST FLOOR



Aspen Way, Middleton On Sea, Bognor Regis

Approximate Area = 1095 sq ft / 101.7 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). © nichecom 2025.
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This end of terrace house also features ample off-road parking at the front, ensuring convenience for residents and guests alike. The rear gardens are of a generous size, mainly laid to lawn with an area of patio, and storage sheds in the space at the side of the property.

Aspen Way is a quiet residential cul-de-sac 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.

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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.