



Tudor House, 143 Middleton Road, Middleton-on-Sea

Guide Price £599,950



Tudor House, 143 Middleton Road

- Attractive, Iconic Character House
- Lovingly Improved by Current Owner
- Middleton Village Centre
- Within 'Area of Special Character'
- 1,874 Sq Ft in Total
- 3 First Floor Bedrooms
- Self Contained Studio/Bedroom 4
- 3/4 Reception Rooms
- 4 Bath/Shower Rooms
- Ample Off-Road Parking

Nestled at the very heart of the village centre and within the 'Area of Special Character', this charming and iconic Middleton cottage boasts an impressive 1,874 sq ft of accommodation.

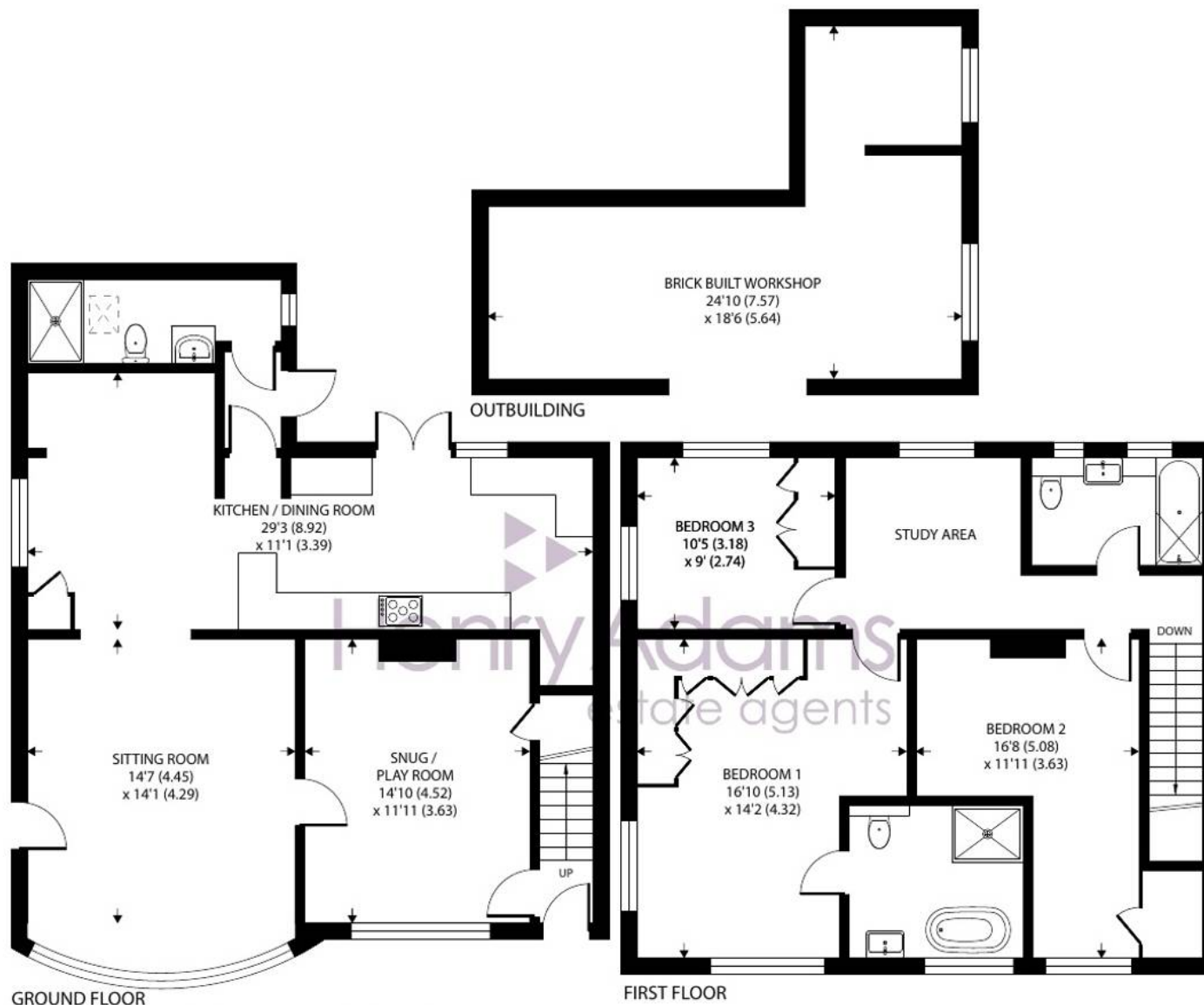
Previously converted from the former village tea rooms and restaurant, this property has been improved throughout and is now beautifully presented, combining modern convenience with classic charm. The ground floor features three main reception rooms, the sitting room with its iconic bow window, a separate snug/playroom with exposed brick floor and feature fireplace, and lastly the dining room which opens into the kitchen to the rear of the property. A modern wet room and toilet complete the ground floor.

Stepping outside, there is a detached self-contained, brick built studio with its own shower room, WC and kitchenette/utility. Ideal for a variety of uses including guest accommodation, rental income or office space for those working from home. This building has been recently re-roofed and has permission for the loft space above (currently used for storage) to be converted to create further accommodation if desired.









Middleton Road, Bognor Regis

Approximate Area = 1653 sq ft / 153.5 sq m

Outbuilding = 303 sq ft / 28.1 sq m

Total = 1956 sq ft / 181.6 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. Produced for Henry Adams. REF: 1229132

Back inside, the first floor features three well-appointed bedrooms as well as a spacious study area on the landing which could easily be separated off to provide another bedroom if desired. The principal bedroom is generous in size and features a range of fitted wardrobes along with a luxurious en-suite featuring a free-standing bath and separate shower cubicle. Both bedrooms two and three also feature storage, whilst the modern family bathroom completes the accommodation. The property also benefits from a water softener.

The property provides ample off-road parking to the front of the property, whilst the rear garden is of a generous size and offers a high level of privacy. The rear garden itself is mainly laid to lawn with a sizeable area of patio, recently erected fencing with raised sleeper-borders and a timber shed.

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. 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 [///worms.select.chain](https://www.what3words.com/#!/worms.select.chain)

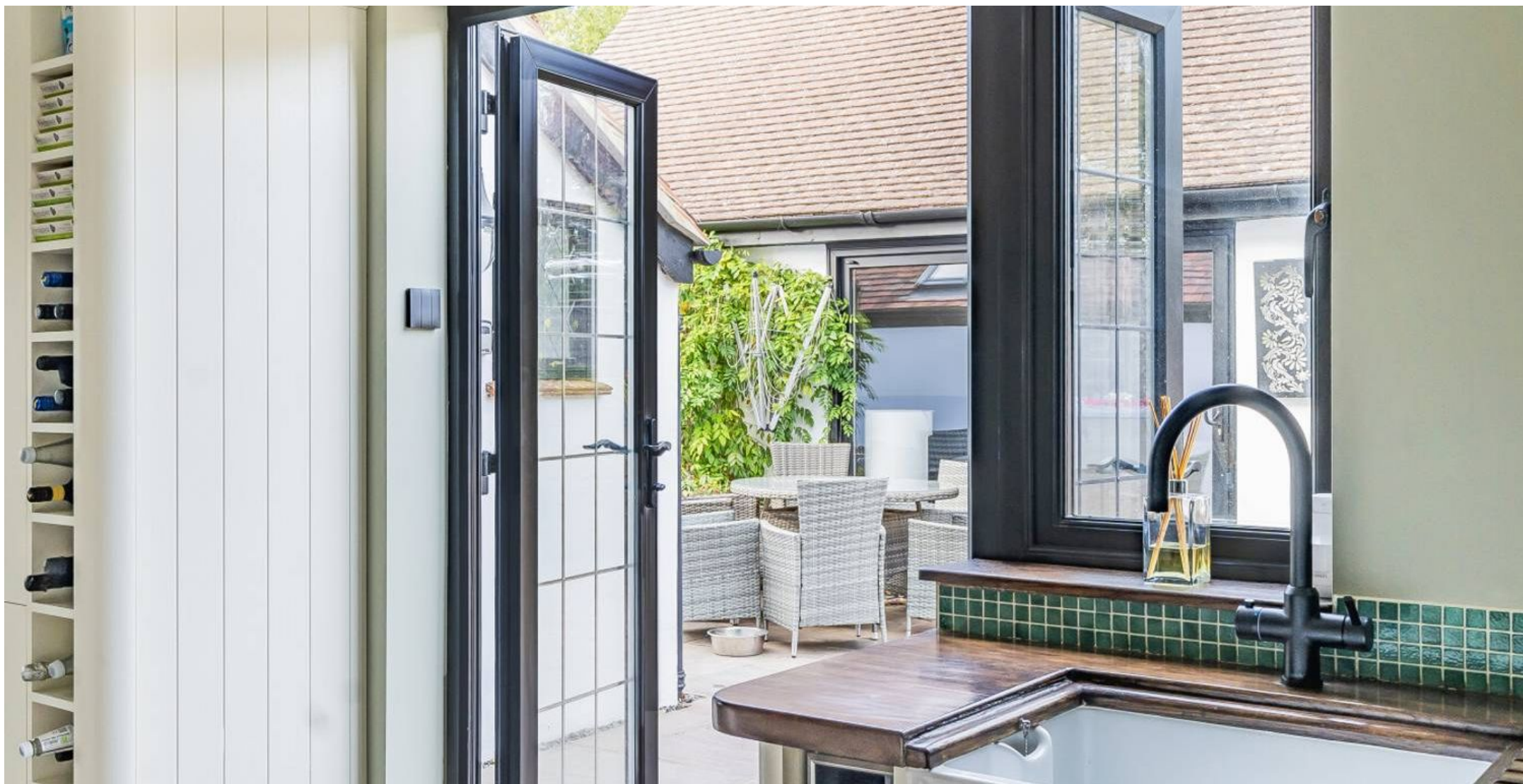
Estate Charge: We understand the estate charge is currently £300 p.a.

Tenure: Freehold & Council Tax band: E

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.