



9 Lavender Close, Middleton-on-Sea

Guide Price £549,950

 **Henry Adams**
estate agents



9 Lavender Close

- Detached Family Home
- 1,871 Sq Ft in Total
- Sitting Room & Dining Room
- Kitchen-Breakfast Room & Utility
- Study & Conservatory
- 4 Bedrooms, 2 Bath/Shower Rooms
- South Facing Rear Garden
- Detached Double Garage
- Quiet Cul-De-Sac Location

Constructed in the late 1990's and owned by the same family since, this immaculately presented and spacious detached house is nestled in a tranquil cul-de-sac setting, not far from the village amenities of Middleton-on-Sea.

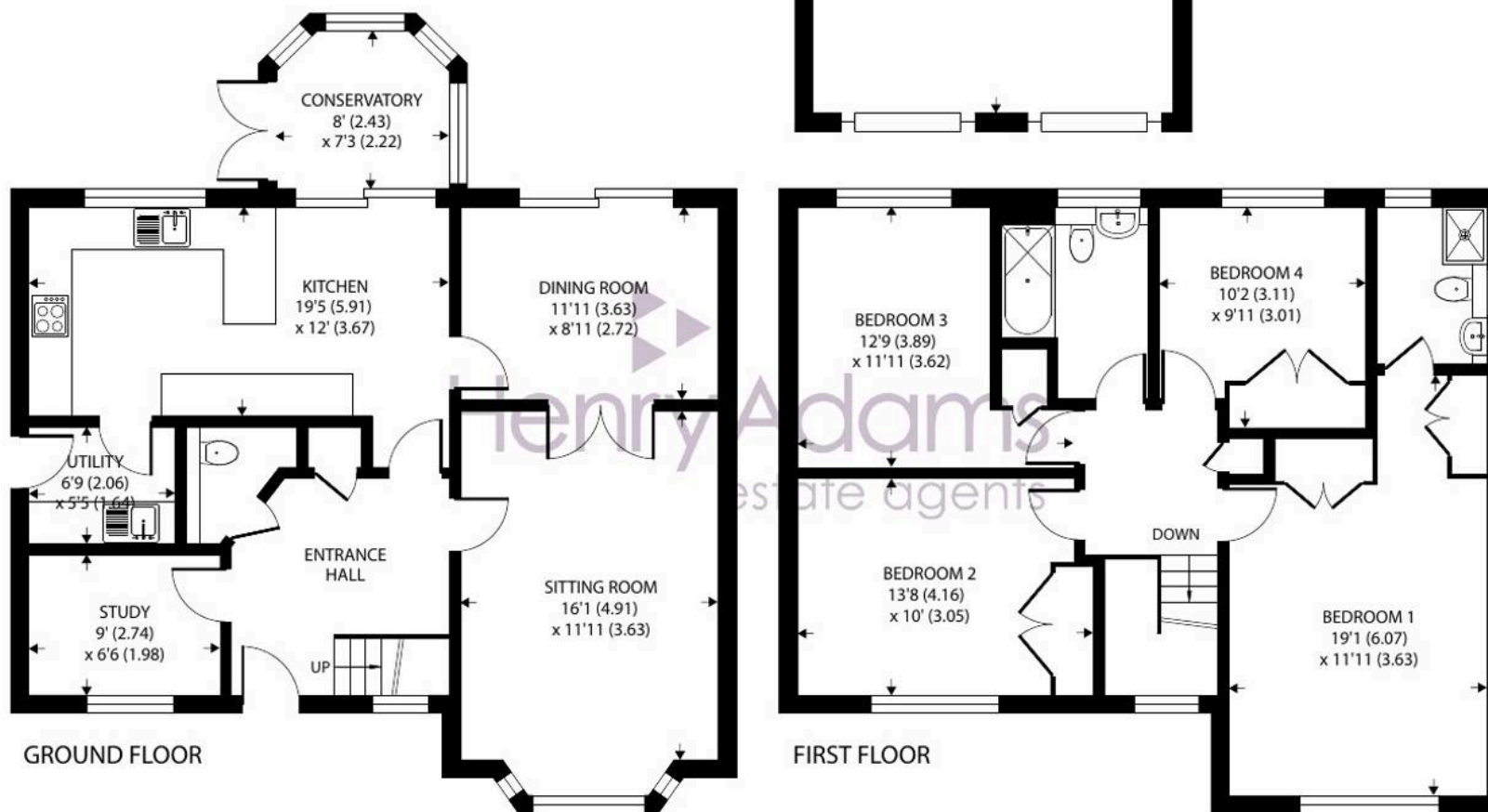
Boasting an impressive total of 1,871 sq ft (including the detached garage), this residence is perfectly suited for a growing family. The ground floor features a spacious sitting room, formal dining room and kitchen-breakfast room. In addition to the kitchen is a separate utility, whilst a ground floor study, conservatory overlooking the rear garden and cloakroom/WC complete the ground floor.

Stairs from the entrance hall rise to the first floor landing where you'll find the family bathroom and all four generously sized bedrooms. Each bedroom has built-in storage whilst the principal bedroom has twin double wardrobes and an en-suite shower room.









Lavender Close, Middleton On Sea, Bognor Regis

Approximate Area = 1596 sq ft / 148.2 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1871 sq ft / 173.7 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). © n̄checom 2025.
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Step outside to the south-facing rear garden, which offers a good level of privacy and is of a low maintenance design, mainly laid to areas of patio and lawn. The front garden is also of a low maintenance design whilst a detached double garage offers secure parking and additional storage space, enhancing the convenience and practicality of this exceptional property.

Lavender Close 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.

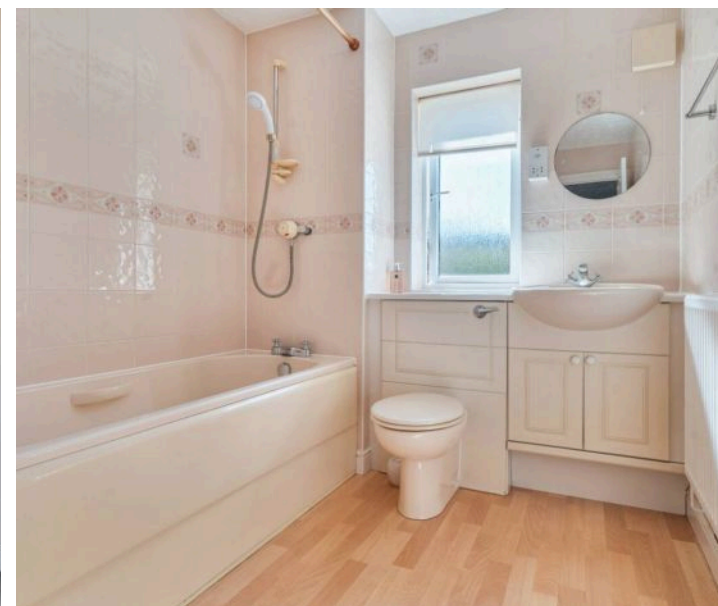


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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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