



30 Sunnymead Close, Middleton-on-Sea

Guide Price £425,000

 **Henry Adams**
estate agents

30 Sunnymead Close

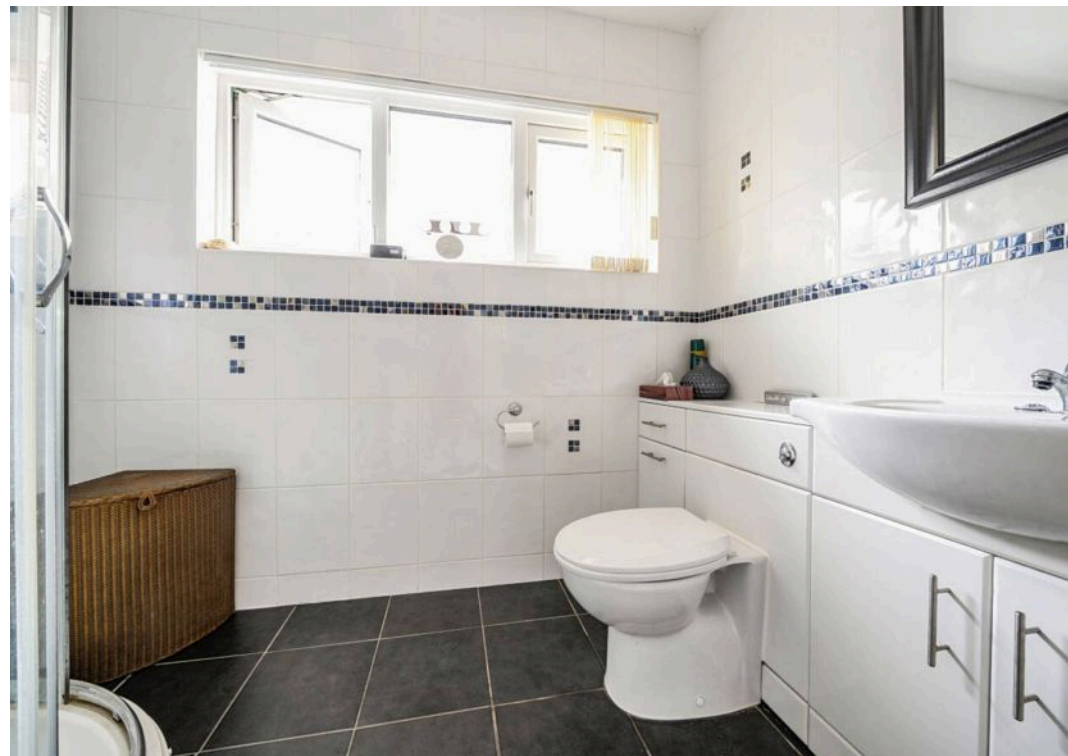
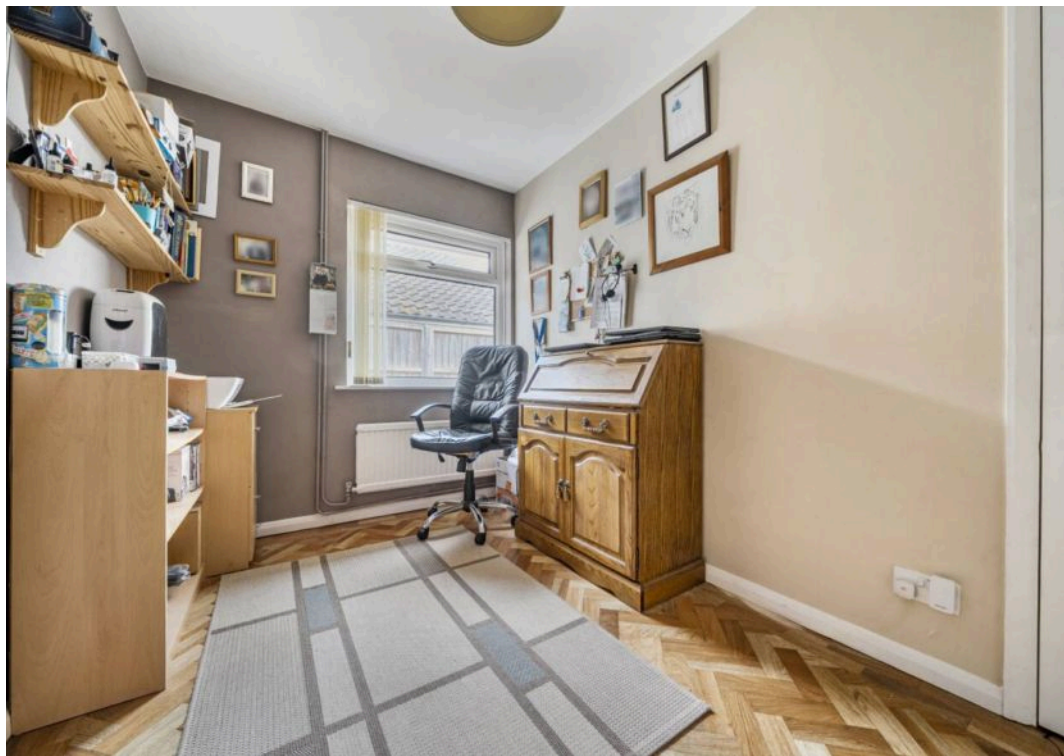
- Detached Bungalow
- Cul-de-Sac Location
- 1,277 Sq Ft in Total
- 3 Bedrooms
- Double Glazed Conservatory
- Modern Kitchen & Shower Room
- Driveway & Garage
- 15 x 8ft Summerhouse/Office
- View Over Paddocks

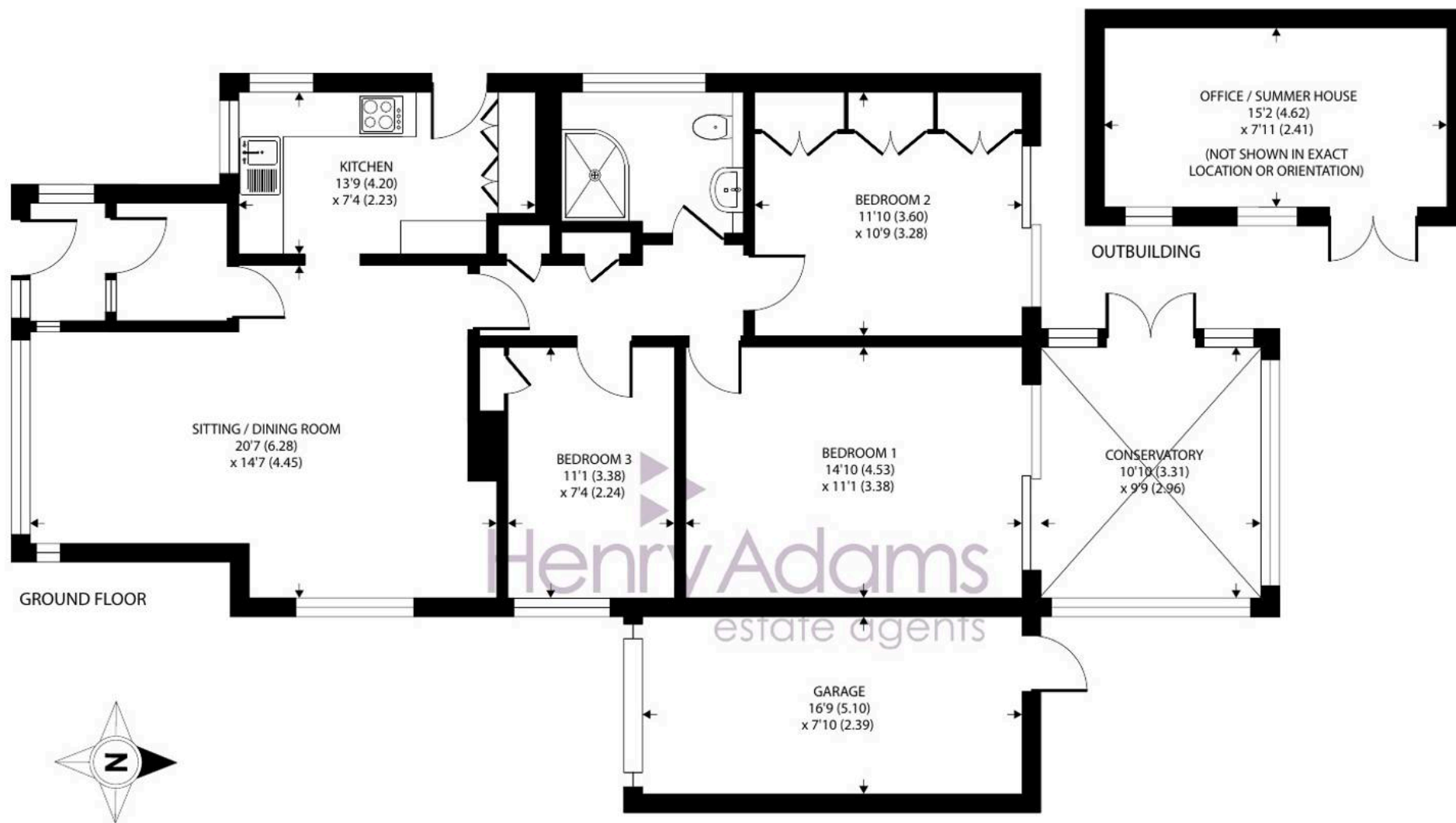
Located within a tranquil cul-de-sac location with views over the neighbouring paddocks, this charming and well presented detached bungalow offers a perfect blend of comfort and modernity.

Measuring a generous 1,277 sq ft in total, the accommodation briefly comprises: enclosed entrance lobby with secondary front door opening into the sunny, south facing sitting-dining room. This room features a focal fireplace and delightful woodblock flooring which extends through the inner hall and into all three bedrooms. The kitchen is fitted with a range of white units providing ample storage along with an integral hob, oven and fridge-freezer, and spaces for both washing machine and dishwasher. From the inner hallway the modern shower room and all three bedrooms will be found. Bedrooms one and two are both double rooms with the second bedroom having a sliding door to the rear garden and the principal bedroom leading to the conservatory.









Sunnymead Close, Bognor Regis

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 131 sq ft / 12.1 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1277 sq ft / 118.6 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: 1365690

Externally, the property offers ample parking on the driveway which leads to the attached garage. The rear garden is a notable feature of this property as it provides a high level of privacy and overlooks the neighbouring paddocks to the rear. The garden has been designed for low maintenance with areas of lawn, patio and decking. The 15 x 8ft summerhouse/office adds a touch of luxury to the outdoor space, creating the perfect spot for work or leisure activities.

Additionally, the property includes solar panels helping to provide cheaper electricity and an improved EPC rating.

Sunnymead Close is located on the Middleton/Elmer border 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 ///rang.clocking.servants

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





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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.