



124 Middleton Road, Middleton-on-Sea

Guide Price £599,950

 **Henry Adams**
estate agents

124 Middleton Road

- Generous Detached Bungalow
- 1,734 Sq Ft Accommodation
- Sitting/Dining Room
- Garden Room
- Two Double Bedrooms
- Excellent Potential to Create Third Bedroom Plus an En-Suite
- Good Size South Facing Garden
- Gated Driveway
- Lovely Hidden Away Location
- No Onward Chain

Tucked away in a wonderfully private position, this individually designed detached bungalow is located at the heart of the Middleton-on-Sea village and within the 'Area of Special Character'. The property offers spacious and versatile accommodation throughout, measuring a generous 1,734 sq ft (including the integral garage) and is offered for sale with the advantage of no onward chain.

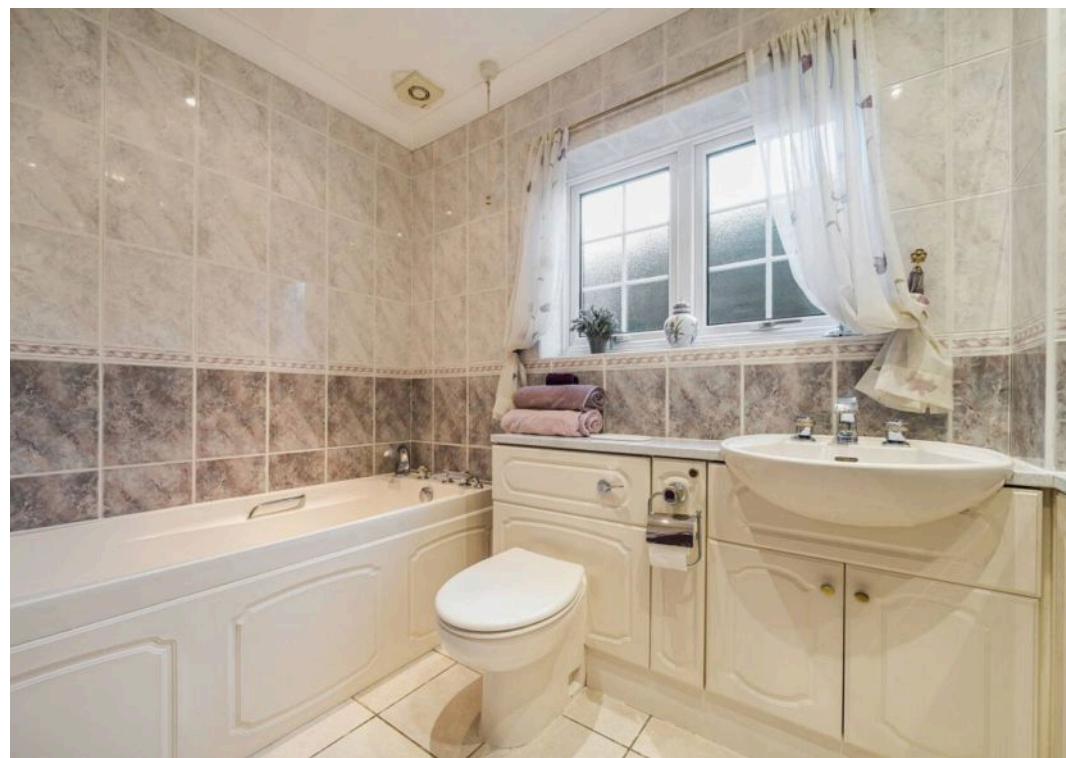
The spacious sitting/dining room opens into a bright garden room overlooking the rear garden, creating an ideal space for both everyday living and entertaining. The well-fitted kitchen is complemented by an adjacent dining room, which could easily be adapted to provide a third bedroom if desired by creating a door from the hallway in place of the store cupboard.

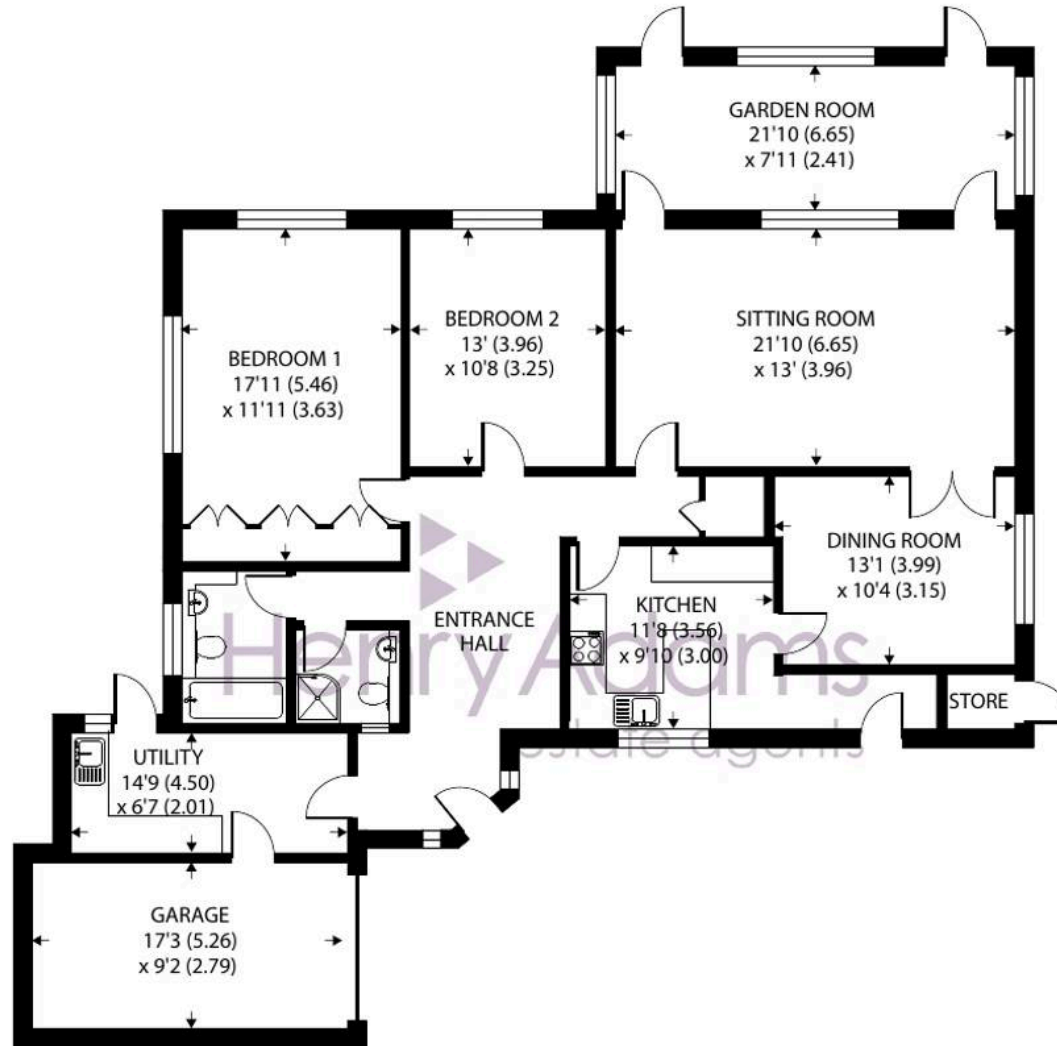
There are currently two comfortable double bedrooms, both overlooking the rear garden, and with the layout offering excellent potential to create an en-suite to the main bedroom if required.

Cont









124 Middleton Road, Middleton On Sea, Bognor Regis

Approximate Area = 1734 sq ft / 161 sq m (includes garage & excludes store)

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: 1364029

Practical features include a good-sized utility room with direct access to the garage, a modern shower room, and a separate bathroom.

Outside, a private gated driveway provides ample off-road parking for a number of vehicles and leads to the garage. The rear garden is a real highlight; south-facing, generous in size, and beautifully kept with mature plants and established borders, offering a wonderful sense of seclusion and tranquillity.

Located at the very heart 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.

What3Words ///clocks.tenure.funny

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.