



17 The Byway, Middleton-On-Sea

Guide Price £750,000

 Henry Adams
estate agents



17 The Byway

- Adaptable Detached Character House
- Desirable Private Road Location
- Close to Village Amenities & Beach
- 1,720 Sq Ft of Accommodation
- 4/5 Bedrooms, 2/3 Reception Rooms
- Kitchen-Dining Room
- 2 Bath/Shower Rooms
- Ample Off-Road Parking
- Plot Size 0.23 Acres

Positioned within a highly sought-after private road, this detached character house offers well presented and spacious family accommodation throughout. The proximity to village amenities and the beach make this home a perfect blend of convenience and coastal living.

Boasting a generous 1,720 sq ft of accommodation, this home features four good sized first floor bedrooms and family bathroom, with the choice of a fifth bedroom (currently used as a second sitting room) and adjacent shower room on the ground floor if needed. The ground floor features a spacious entrance hall, the family sitting room along with a generous kitchen-dining room which serves as the heart of the home, offering a central hub for gathering and sharing meals with loved ones. From here there is a separate utility area and door to the rear garden. In addition there is the home office/playroom providing ample space for comfortable living and entertaining. The versatile layout allows for various configurations to suit individual preferences and needs.

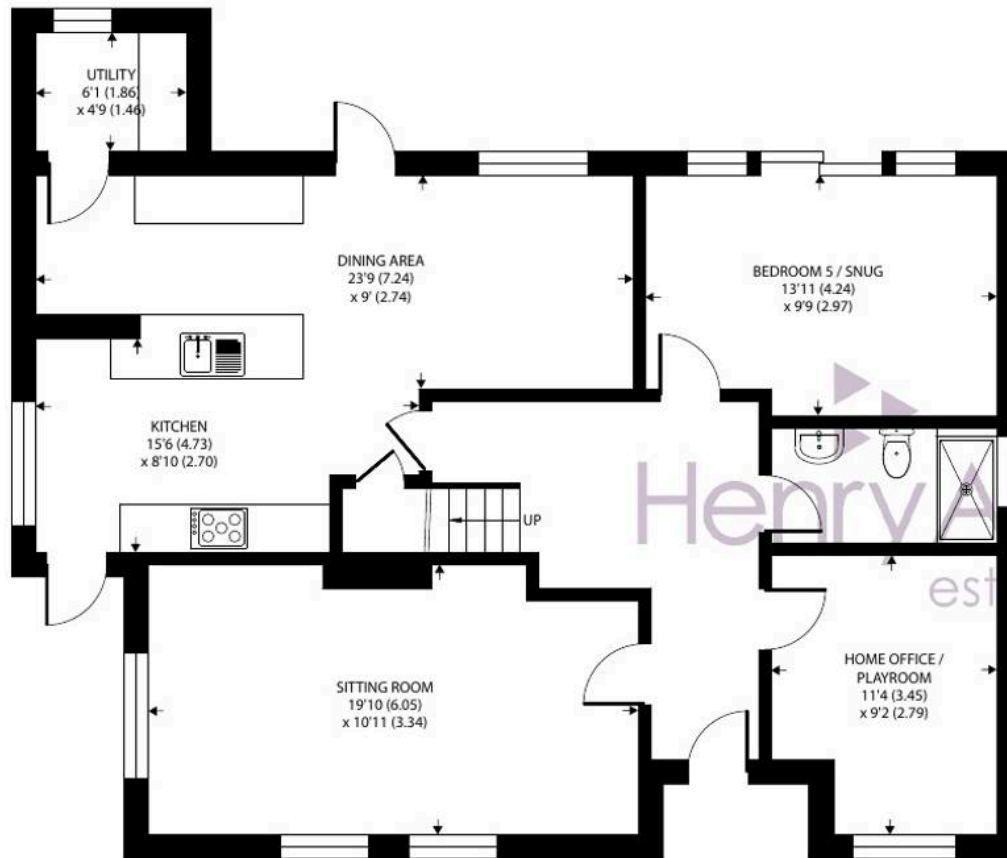




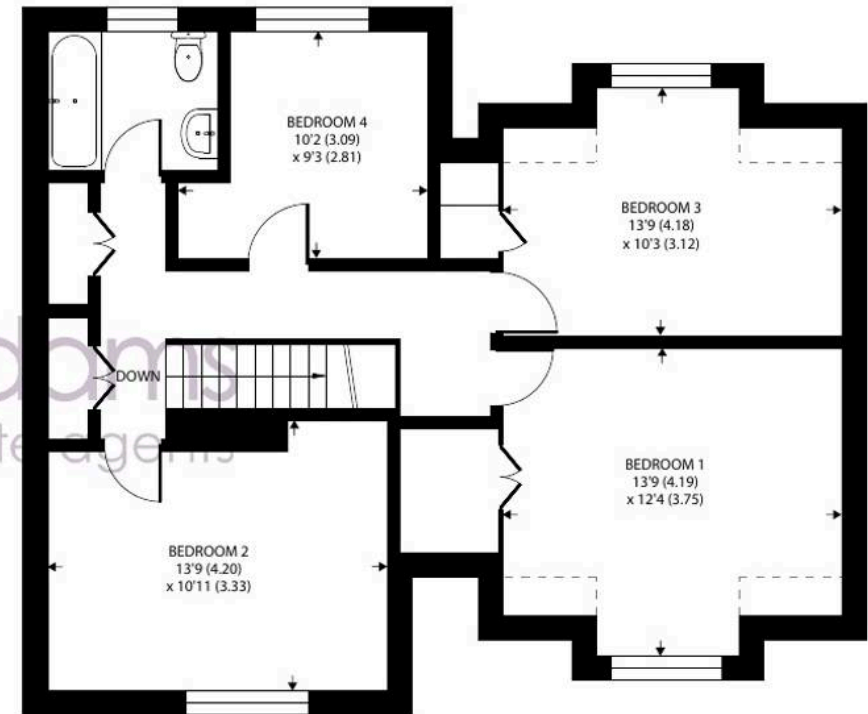




Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

The Byway, Middleton-on-Sea, Bognor Regis

Approximate Area = 1718 sq ft / 159.6 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1720 sq ft / 159.7 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). © natchecom 2025.
Produced for Henry Adams. REF: 1372598

Externally, the overall plot measures 0.23 acres with a lawned garden to the front and driveway providing ample off-road parking, providing convenience and ease for residents and guests alike. The sizeable rear garden is mainly laid to lawn with a large patio area, established borders and trees providing a high level of privacy.

The Byway is a desirable private road within an Area of Special Character, just a short distance to both the beach and the village centre. Here a range of local facilities and independent shops including a post office will be found upon the parade. 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, bar and 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 [///nightfall.connector.finishing](https://www.what3words.com/nightfall.connector.finishing)

Road Maintenance Charge: We understand this charge to be circa £100 - £150.

Council Tax band: F

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.