



10 Shrubbs Drive, Middleton-on-Sea

Guide Price £395,000

 Henry Adams
estate agents

10 Shrubbs Drive

- Detached Bungalow
- No Forward Chain
- Quiet Residential Area
- Close to Local Shops & Beach
- Double Glazed Conservatory
- 2 Bedrooms
- Private Rear Garden
- Driveway & Garage

This well presented detached bungalow is located in a quiet residential area and within close proximity to the Middleton-on-Sea village facilities. Offered for sale with the advantage of no onward chain, the property provides the opportunity for a seamless transition for its new owners.

The accommodation measures 852 sq ft and briefly comprises two double bedrooms located to the front of the property, with a full width sitting/dining room at the rear, overlooking the rear garden. The sitting room has a boarded fireplace, which we are informed has a 'class 1' chimney and would be suitable for the installation of a wood burning stove if desired. The sitting room leads on to the double glazed conservatory and garden beyond. The kitchen is a generous size and fitted with a range of white units with spaces for fridge freezer, dishwasher and tumble dryer. There is also an integral oven and gas hob. The plumbing for the washing machine is within a walk-in utility cupboard (formally the WC, which still retains the plumbing connections should the new owner wish to reinstate it as a WC). A shower room with wash basin and toilet complete the accommodation.







Shrubbs Drive, Bognor Regis

Approximate Area = 852 sq ft / 79.1 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuildings = 64 sq ft / 5.9 sq m

Total = 1061 sq ft / 98.4 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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Outside, there are front and rear gardens, with the front garden being laid to lawn and the driveway providing off-road parking and leading to the garage. The rear garden provides a high level of privacy as it is surrounded by neighbouring bungalows making it ideal for unwinding or entertaining guests. There is also a greenhouse in the rear garden.

Shrubbs Drive is located a short distance south 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 mainline rail link to London Victoria.

What3Words ///vocally.afternoon.topped

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.