



Marlings, 42 Southdean Close, Middleton-on-Sea

Guide Price £1,125,000



Marlings, 42 Southdean Close

- Desirable Waterside Location
- Direct Beach Access
- Views of the English Channel
- 2,709 Sq Ft in Total including the Garage
- 3 Bedrooms, 2 Bathrooms
- 4 Reception Rooms
- Large Balcony, Low Maintenance Gardens
- Double Garage & Ample Parking
- Well Presented Throughout
- Private Road Location

Positioned within in a desirable private road and with direct beach access, this well presented detached house offers captivating panoramic views of the English Channel, ideal for those seeking a main residence or weekend retreat.

Boasting a generous 2,709 sq ft of living space arranged over three floors, this property presents a harmonious blend of comfort and adaptability to suit almost any situation. Once inside the carefully designed layout provides ample light and space with most of the principal rooms having a sea view. In brief the ground floor comprises entrance lobby and hallway with cloakroom/WC, a modern kitchen with a range of white units, stone worktops, built-in appliances and walk-in store. The attractive wooden floor runs through the ground floor, from the hallway into the separate dining and sitting rooms, from where the garden room can then be found.

Continued









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Approximate Area = 2143 sq ft / 199 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Garage = 292 sq ft / 27.1 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 2709 sq ft / 251.4 sq m



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: 1329439

The ground floor is completed by a further generous reception space currently arranged with both a study area and music room. This room could potentially be used as a ground floor bedroom suite with sitting area if needed.

The first floor comprises the family bathroom and two spacious bedrooms, both with built-in wardrobes and access to the large sea-facing balcony. The principal bedroom also enjoys a very spacious en-suite shower room with further range of storage. Stairs from the first floor study rise to the second floor, bedroom three with its Juliet balcony and far reaching sea view.

Outside, the low maintenance gardens surrounding the property provide a tranquil environment to enjoy the fresh sea air and bask in the natural beauty of the surroundings. Further enhancing the appeal of this residence is the convenience of the detached double garage and ample parking on the driveway.

Southdean Close is located a short distance to the east of the Middleton village centre. 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.

What3Words:///rocket.unfair.snack

Private Estate Charge: We understand the private estate charge is currently £150 p.a.

Tenure: Freehold & Council Tax Band: F

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.