



**Waterside, 29 Sea Way**

Middleton-on-Sea | Bognor Regis | West Sussex | PO22 7RZ

**Guide Price £4,995,000**

**FREEHOLD**



# Waterside, 29 Sea Way

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VI4995 - 05/24





## Features

- Superbly Appointed Detached Front-line Residence
- Unobstructed Southerly Sea Views
- Requested Private Marine Estate Setting
- Remainder of 10 Year Builders Guarantee Until 2029
- 7 Bedrooms With 7 En-suite Facilities
- Disability Access To All Floors Via Bespoke Cabinet Lift
- Heated Swimming Pool
- No Onward Chain
- Approx. 7,000 Sq Ft / 650.3 Sq M (incl. garage & outbuilding)

Designed by the current owner occupiers, with an impeccable attention to detail and custom built by award winning 'Holmes Building Services Ltd', who specialise in the construction of front-line properties, Waterside was completed in late 2019, to an incredibly high standard creating, what can only be described as the perfect coastal residence, catering for all needs and requirements.

The property is approached via custom made sliding electric gates with video entry system, which lead through a block paved carriage driveway providing secure on-site parking for several vehicles in front of the adjoining double garage.

Upon entering the property the first notable feature is how the ground floor has been specifically raised to capture the view from the front door, through the full depth of the property, into the rear garden and sea beyond, while at the same time providing privacy from the beach.

The 39' 8 x 17' 3 grand reception hall, with marble polished tiled flooring, boasts an atrium and skylight above, maximising light into the centre of this unique home, along with a designer cabinet lift serving all three floors and a feature easy rise staircase with glazed balustrade and inset lighting. The rear hosts a formal dining area, with SHUCO high security double glazed sliding doors providing access to the rear sun terrace, swimming pool and garden. Bespoke doors lead to the kitchen, family/living room and sitting room, while an open plan walkway flows through to an internal hall with integrated bespoke guest's cloaks storage.









The luxurious fully fitted kitchen, hand built by Edward Loxley of Nottingham is an open plan through room, measuring 45' 9 overall by 18' 1, allowing the space to be utilised as a kitchen with quality integrated appliances, breakfasting area and delightful family/living room at the rear with working fireplace. To the front a pocket sliding door leads into the adjoining fully fitted utility room with a range of bespoke fitted storage units which in turn provides access into the adjoining garage, along with a pocket door to a separate ground floor wet room and door to the rear allowing access from the garden and swimming pool terrace.

In addition, the ground floor boasts a delightful separate sitting room with working fireplace, a ground floor cloakroom with w.c. and wash basin and a highly versatile ground floor bedroom suite with adjoining en-suite shower room and built-in wardrobes.

Throughout the property, on all three floors, there is underfloor heating via a wet system run from the gas boiler.















The first floor hosts a through, front to rear, central landing/lounge with integral kitchenette cupboard and large built-in linen store, either side of the cabinet lift. The feature staircase rises to the second floor (along with cabinet lift access) where a skylight floods the landing with natural light. Doors lead to the four first floor bedroom suites. The full width balcony/sun terrace is accessed from the landing and bedrooms 1 and 2 via Shuco sliding double doors. Bedrooms 1 and 2 both provide air conditioning, both with superb Southerly sea views and both with generous dressing rooms and luxuriously equipped bath/shower rooms. Bedrooms 3 and 4 both provide en-suite shower rooms and both with built-in wardrobes.

The second floor hosts a further central landing and two highly versatile further bedroom suites, both with large en-suite shower rooms. Bedroom 5 lends itself to a variety of uses such as a fitness suite and boasts air conditioning, triple Velux Cabrio balcony skylights with stunning Southerly sea views and walk-in eaves storage. In addition, there is a Comms room adjacent to the cabinet lift and various eaves access doors.



Externally, the rear Southerly garden is a true delight providing screening at the rear whilst still being able to enjoy the sea view from the covered terrace. The heated swimming pool has an electrically retractable solar cover and to the side of the property there is a purpose built plant room housing the gas boiler for the pool with an adjacent purpose built store.

Situated immediately behind the property there is a private residents greensward which in turn provides direct access to the beach.

## Location

The village of Middleton-on-Sea lies to the east of Bognor Regis town centre and provides a real community spirit, with a village centre offering a comprehensive range of village amenities with a traditional ironmongers, food outlets and three public houses within walking distance. The Sea Lane estate evolved in the 1920's and provides a real mixture of property styles, along with access to the private beach.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

**Current EPC Rating: B (87)**

**Estate Charge: £175.00 p.a.**

**Council Tax: Band H £4,400.86 (2024 - 2025)**  
Arun District Council/Middleton

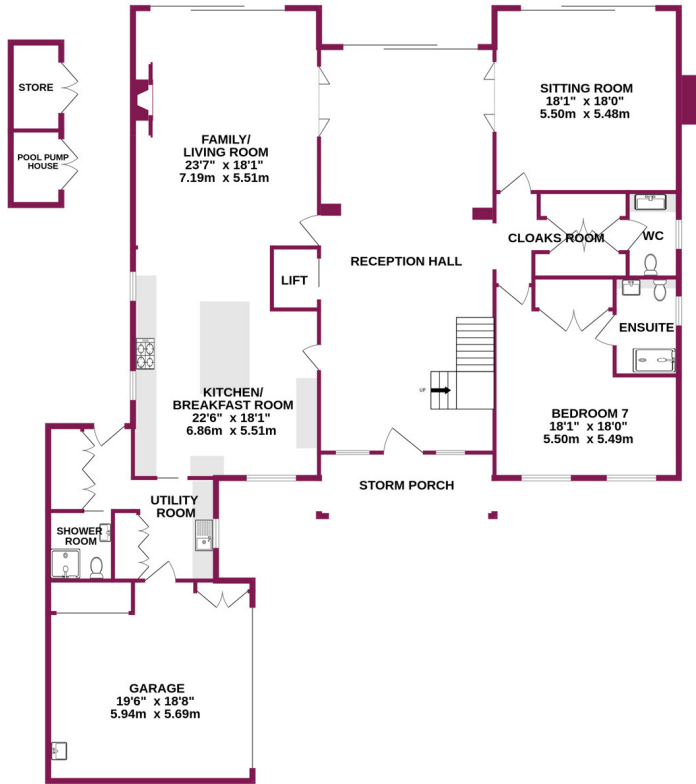




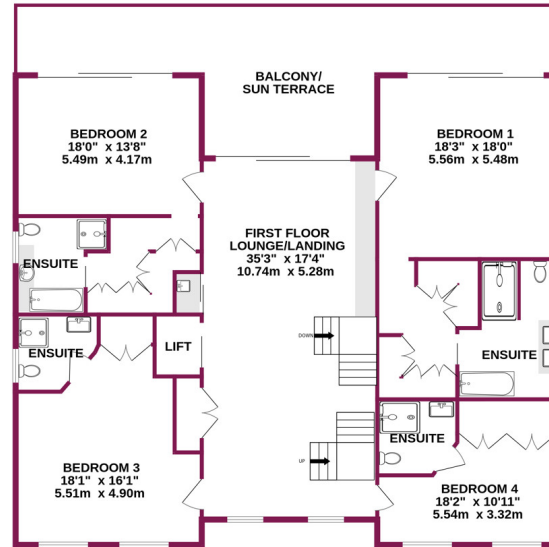




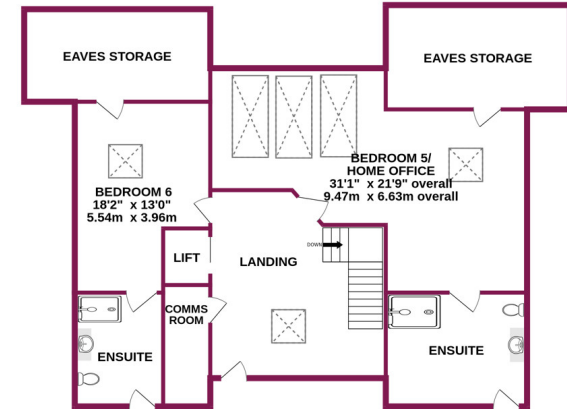
GROUND FLOOR  
3122 sq.ft. (290.1 sq.m.) approx.



1ST FLOOR  
2272 sq.ft. (211.1 sq.m.) approx.



2ND FLOOR  
1668 sq.ft. (155.0 sq.m.) approx.



TOTAL FLOOR AREA : 7063 sq.ft. (656.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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