



**1 Montgomery Drive,**  
Middleton-on-Sea | Bognor Regis | West Sussex | PO22 6RS

**Guide Price £275,000**  
**FREEHOLD**



# 1 Montgomery Drive, Middleton-on-Sea | Bognor Regis | West Sussex | PO22 6RS

JA275 - 06/24

## Features

- Popular Residential Location
- End of Terrace House
- Two Bedrooms
- Two Allocated Parking Spaces
- 548 SqFt / 50.9 SqM

**Current EPC Rating:** D (68)

**Council Tax:** Band C £1,955.94 p.a.  
(Arun District Council/Middleton 2024-2025)

Situated within the Flansham Park development, this delightful end-of-terrace two storey house has accommodation comprising: entrance hall, front aspect kitchen, rear aspect living room, first floor landing, two bedrooms and modern refitted shower room, along with double glazing and a gas fired central heating via radiators and modern combination boiler.

Externally, there is a front garden, enclosed rear and side garden, along with two allocated parking spaces at the rear.

The property is approached via a pathway to the front door which is protected by a covered storm porch with courtesy light.

The double glazed front door leads into a welcoming entrance hall with wood effect flooring and a carpeted staircase to the first floor, useful under stair storage cupboard, radiator, door to the rear into the living room and door way to the side into the kitchen.

The kitchen measures 10' x 5' 4" and has a double glazed window to the front, fitted units and work surfaces, inset 1 1/2 bowl single drainer sink unit, space for an electric cooker, space and plumbing for a washing machine and space for a fridge/freezer.

The living room measures 14' 2" x 11' 1" with two radiators and has a double glazed window and double glazed door to the rear providing access into the rear garden.





The first floor landing has an access hatch to the loft space and doors to the two bedrooms and shower room.

Bedroom 1 measures 11' x 9' 2" with a double glazed window to the rear, radiator and built-in double wardrobe (excluded from the room measurement).

Bedroom 2 is a front aspect room measuring 8'1 0" x 6' 8" with a double glazed window, radiator, built-in over stair storage cupboard and additional storage cupboard housing the wall mounted modern gas combination boiler.

In addition, the property has a refitted first floor shower room with oversize shower enclosure with dual shower unit, wash basin with storage under, enclosed cistern w.c., heated towel rail, extractor and an obscure double glazed window to the side.

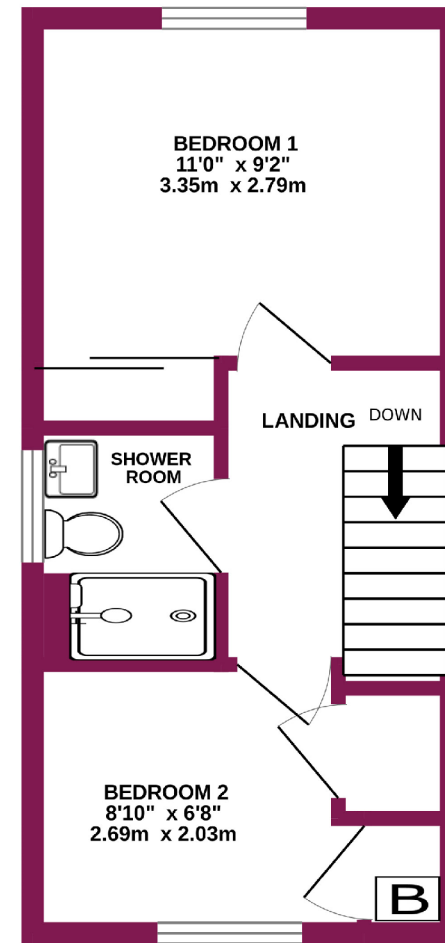
The fully enclosed rear garden has a shaped raised paved patio/sun terrace, lawn with established border, area at the side of the property laid to paving housing a timber storage shed and a gate at the rear which provides access into the rear parking area, where the property benefits from two allocated parking spaces.



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 548sq.ft. (50.9 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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