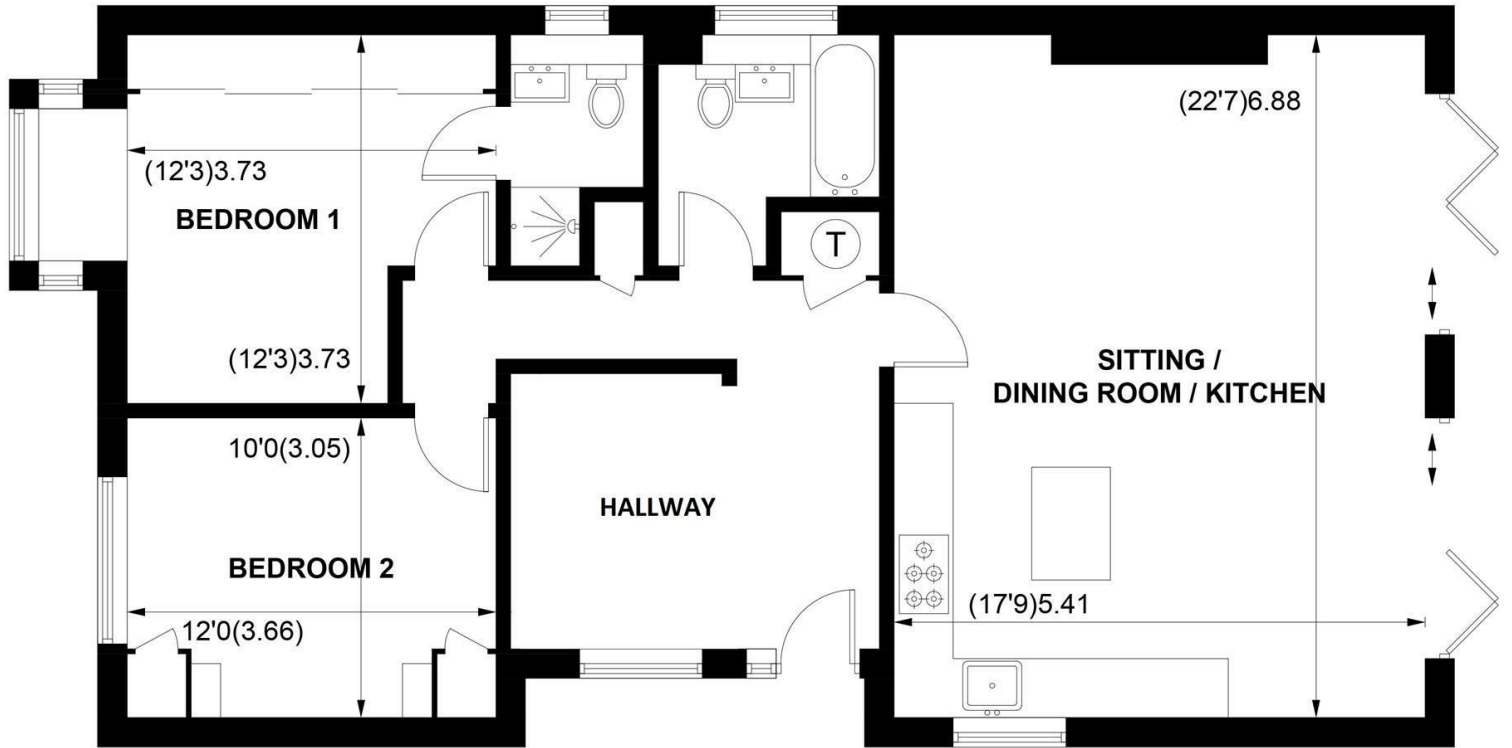


SW

Sheila Williams



22 LODGE CLOSE, MIDDLETON-ON-SEA, WEST SUSSEX, PO22 6NF



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 982 SQ FT / 91.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£490,000 Freehold

22, LODGE CLOSE, MIDDLETON-ON-SEA, WEST SUSSEX, PO22 6NF

- Detached Bungalow
- Superbly Presented
- Two Bedrooms
- En-Suite To Master
- Large Open Plan Living Space
- Modern Kitchen
- Bi-Folding Doors
- Ample Parking
- Garage

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

This detached bungalow is situated in a quiet a cul-de-sac within Middleton-on-Sea Village and can be found only 0.5 miles from Elmer Beach. Furthermore, within the village, there are restaurants, local shops and pubs and to the east of the village is a doctors surgery and a pharmacy. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

Since being purchased the property has had significant improvements made and now comprises of a large hallway, which currently is used as a dining area, leading to all principle rooms. To the rear, is the sizeable kitchen/living area which has a superb kitchen with breakfast bar and a range of integrated appliances and bi-folding doors onto the secluded garden.

Furthermore, there is a family three piece bathroom with shower over bath and two good sized bedrooms with the second and master having built-in wardrobes - the master also boasts a newly re-fitted en-suite shower room.

Outside to the front is ample parking, via a gravelled area and driveway and a pitched roof garage with metal up and

over door and the bonus of a courtesy door into the garden. To the rear, is an enclosed landscaped garden with a further garden space being found behind the bungalow where there is a large storage shed.

The current vendor has had planning permission agreed to further to add an additional two bedrooms with en-suite and dressing rooms into the roof space.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the mini roundabout in Middleton-on-Sea village centre, near to the Fiat garage, proceed north along Yapton Road. Once you reach the roundabout take the third exit (right) onto Ancton Lane - continue along Ancton Lane around the right hand corner where you will find Lodge Close, the property can then be found on your right past the corner.

