



EAST CLOSE

MIDDLETON-ON-SEA | WEST SUSSEX | PO22 7RS



- Superb Detached House
- Prestigious Private Estate Location
- Immaculate High Standard Finish
- Versatile Reception Room Or Bedroom
- Open-Plan Kitchen With Breakfast Island
- Master Suite With Juliet Balcony
- Outdoor Kitchen & Large Patio
- Landscaped Rear Garden
- Generous Frontage with Carport

This superbly presented detached house is located within a highly sought-after private estate in Middleton-On-Sea, just moments from the seafront. Set back behind a generous frontage, the property provides ample off-road parking for several vehicles together with a carport.

The property has been thoughtfully maintained and upgraded to a very high standard, offering versatile accommodation over two floors. On the ground floor, the accommodation comprises a welcoming entrance hall, a bright sitting room with bay window, a separate dining room, and a versatile reception room that could also serve as a fourth bedroom or study. A downstairs cloakroom adds further practicality. At the heart of the home lies the impressive open-plan kitchen and breakfast room, finished with solid worktops, quality cabinetry, and striking bi-folding windows that create a seamless connection to the garden.

The first floor is approached via a split-level landing and includes a generous master suite, complete with Juliet balcony, walk-in wardrobe, and modern en-suite shower room. Two further double bedrooms are served by a contemporary family bathroom with shower over bath.

Externally, the rear garden is a true highlight, offering a large lawn, established planting, and a substantial vegetable patch. For those who enjoy outdoor entertaining, the bespoke outdoor kitchen is fully stocked with cooking facilities, making it perfect for summer dining. The garden also benefits from renewed fencing and side access on both sides, enhancing both security and convenience.

Carefully maintained over the last decade, this property is offered in excellent condition throughout, combining a flexible layout with high-quality finishes to create a stylish and practical home within one of Middleton's most desirable private estates.







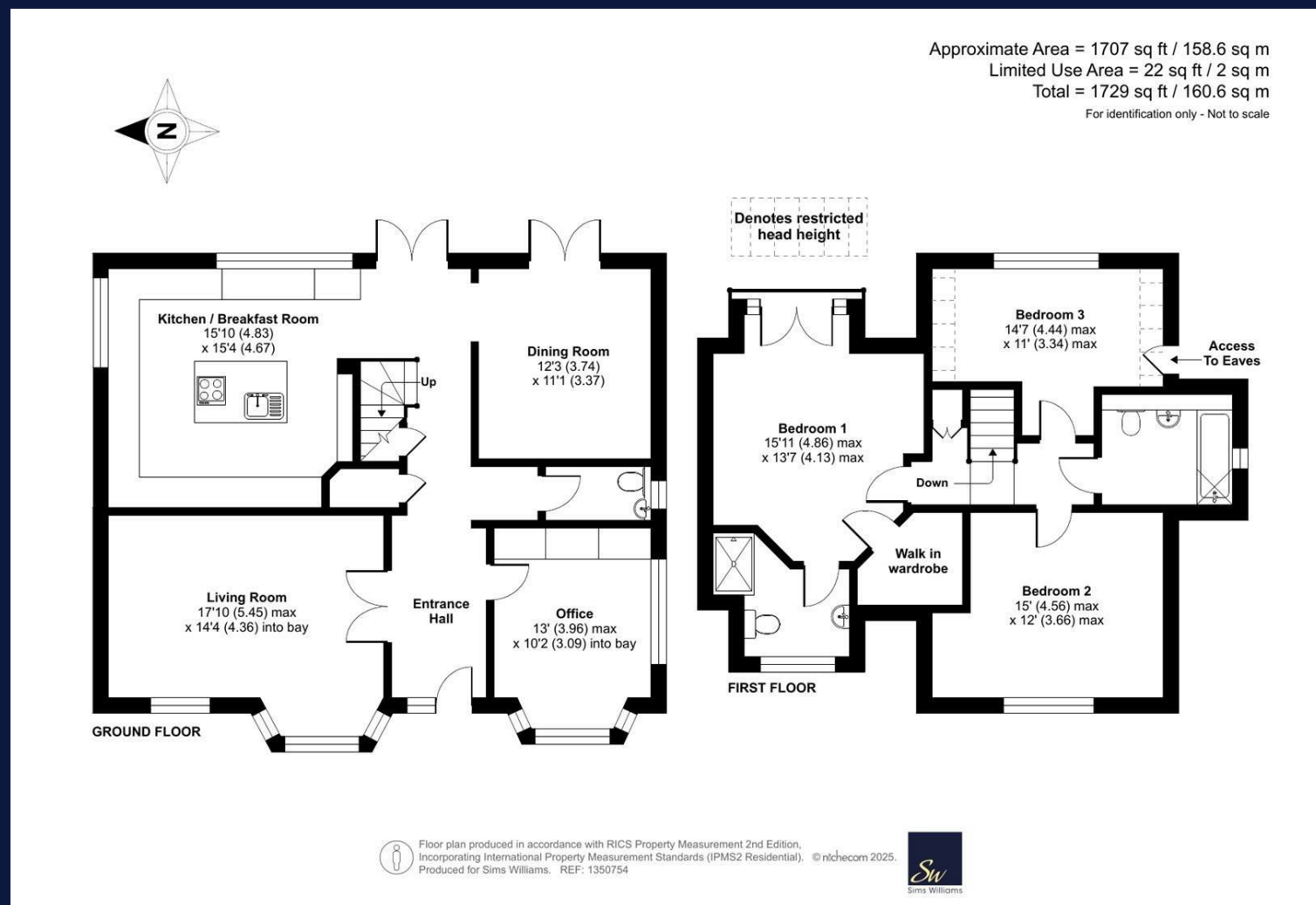






EPC Band - Current - C Potential - B

Council Tax Band E



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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