



EAST CLOSE | MIDDLETON-ON-SEA | PO22 7RS

SW
Sims Williams

- Prime Private Estate Location
- Spacious Detached House
- Three Double Bedrooms
- Bright Triple-Aspect Lounge
- Conservatory Onto Garden
- Modern Kitchen & Dining Area
- Double Garage With Workshop
- Mature Secluded Rear Garden
- Ample Driveway Parking

This well-presented three-bedroom detached house is situated within a prestigious private estate in Middleton-on-Sea, set on a generous and well-proportioned plot. The property offers spacious and versatile accommodation arranged over two floors. The ground floor features an entrance porch opening into a welcoming hallway, which provides access to a cloakroom with shower facilities and a study, ideal for home working or a fourth bedroom. The triple-aspect sitting room enjoys an abundance of natural light and includes a gas-burning stove, creating a warm and inviting focal point. Double doors open through to a conservatory overlooking the garden. To the rear of the house, a well-appointed kitchen includes an adjoining dining area and utility space, offering direct internal access to the double garage. The garage features a workshop area, loft storage, and an electric roller door. Upstairs, there are three generous double bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a modern white suite.

Externally, the property benefits from a mature front garden and a large driveway providing ample off-road parking and access to the garage. The rear garden is particularly attractive, featuring a paved seating terrace, established lawn, and a range of shrubs and borders which provide a sense of privacy and greenery.

Middleton-on-Sea is a desirable coastal village offering a range of local shops, pubs, and services, while nearby Bognor Regis and Chichester provide further amenities and mainline railway connections. The wider West Sussex area also offers leisure attractions such as the South Downs National Park, Goodwood Estate, and Chichester Harbour, all within easy reach.











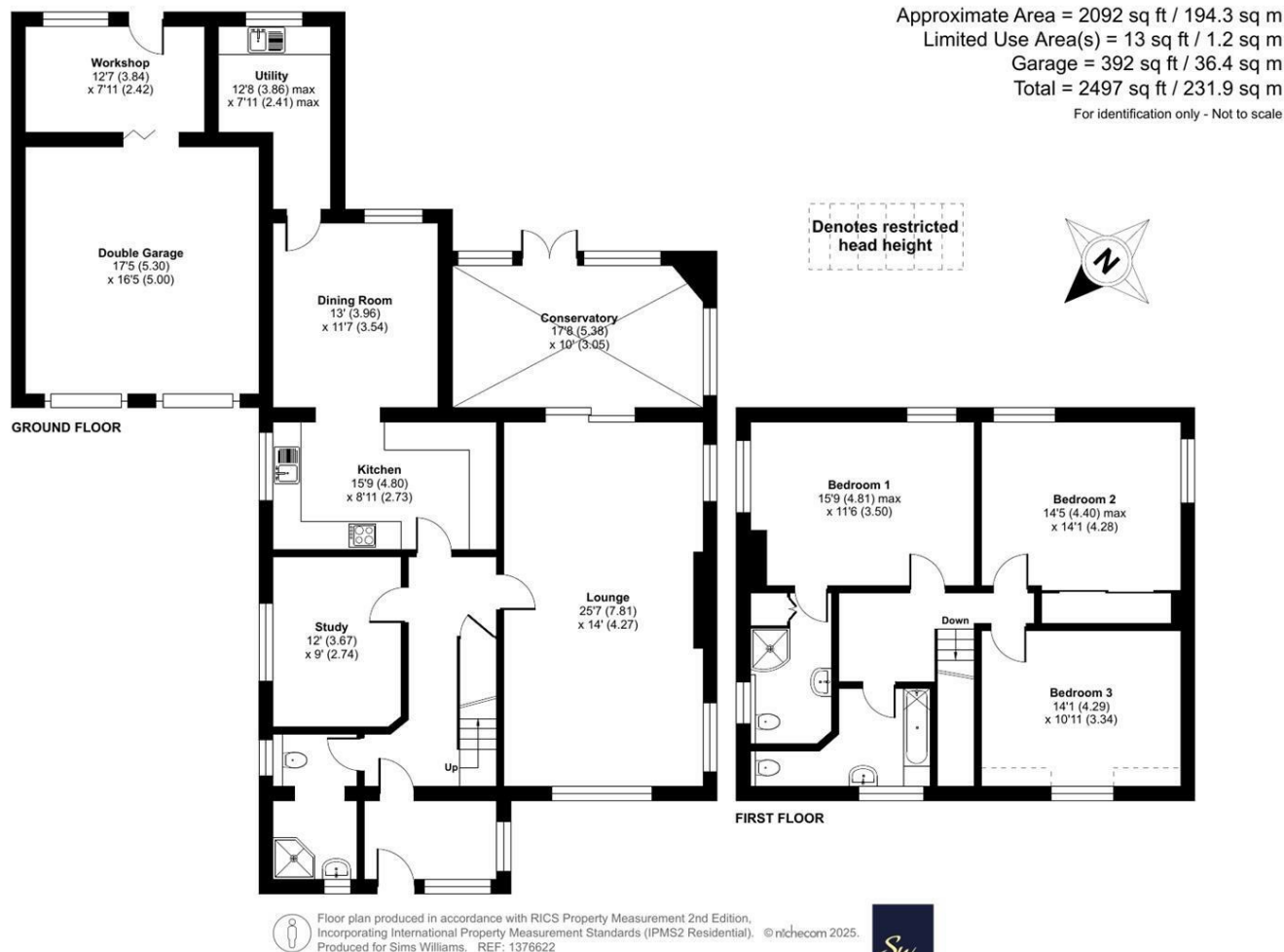


10 EAST CLOSE, MIDDLETON-ON-SEA, PO22 7RS

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EPC Band - Current - C Potential - C

Council Tax Band F



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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