



## 52 Lane End Road, Middleton On Sea

A link detached bungalow located a short distance from the beach in Middleton On Sea

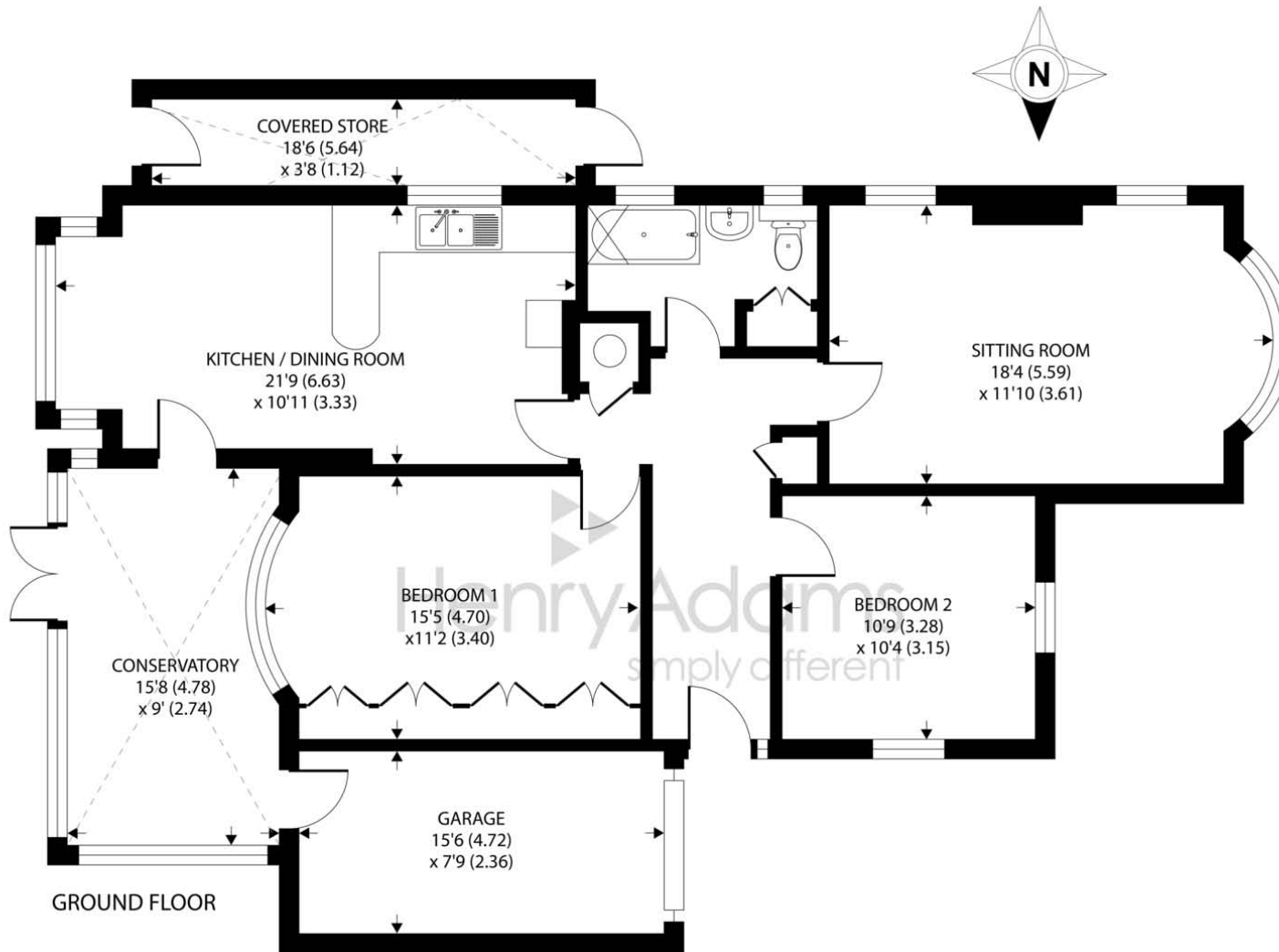


- ▶ Link Detached Bungalow
- ▶ Scope for Modernisation
- ▶ Dual Aspect Lounge
- ▶ Conservatory
- ▶ Attached Garage
- ▶ Vacant Possession
- ▶ Open Plan Kitchen/ Diner
- ▶ Double Bedroom
- ▶ Off Road Parking
- ▶ South East Facing Rear Garden

This deceptively spacious two bedroom link detached bungalow comes to market as a blank canvas with vacant possession and plenty of scope to modernise throughout. The wide entrance hallway will take you to the master bedroom which benefits from built in wardrobes and a curved bay window. The second bedroom benefits from plenty of light thanks to the dual aspect. The good sized lounge is also dual aspect and has a third curved bay window. The open plan kitchen diner has been extended at some point and a conservatory has also been added. There is also a bathroom with WC, basin and walk in shower.

Externally, the property benefits from a large south-east facing garden which presents the opportunity to any keen gardener of a complete restoration. Side access links this to a small lawn to the front of the property as well as off road parking and a door into the attached garage.





Approximate Area = 1192 sq ft / 111 sq m (includes garage)

Outbuilding = 66 sq ft / 6 sq m

Total = 1258 sq ft / 117 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Lane End Road is located to the East of Middleton's village centre and offers a number of local facilities and amenities including but not limited to a post office, a doctors, a pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops and services.

## Directions

From our office in Middleton-On-Sea, proceed in a easterly direction along the Middleton Road. Continue on this road as it becomes Elmer Road and Lane End Road can be found on the second left turning past The Elmer Pub. The property can be found after roughly 300m on the right hand side.

30/10/2020

