# 1 Lilac Close, Middleton-on-Sea PO22 6SH

Guide Price **£294,995**

Henry Adams
estate agents

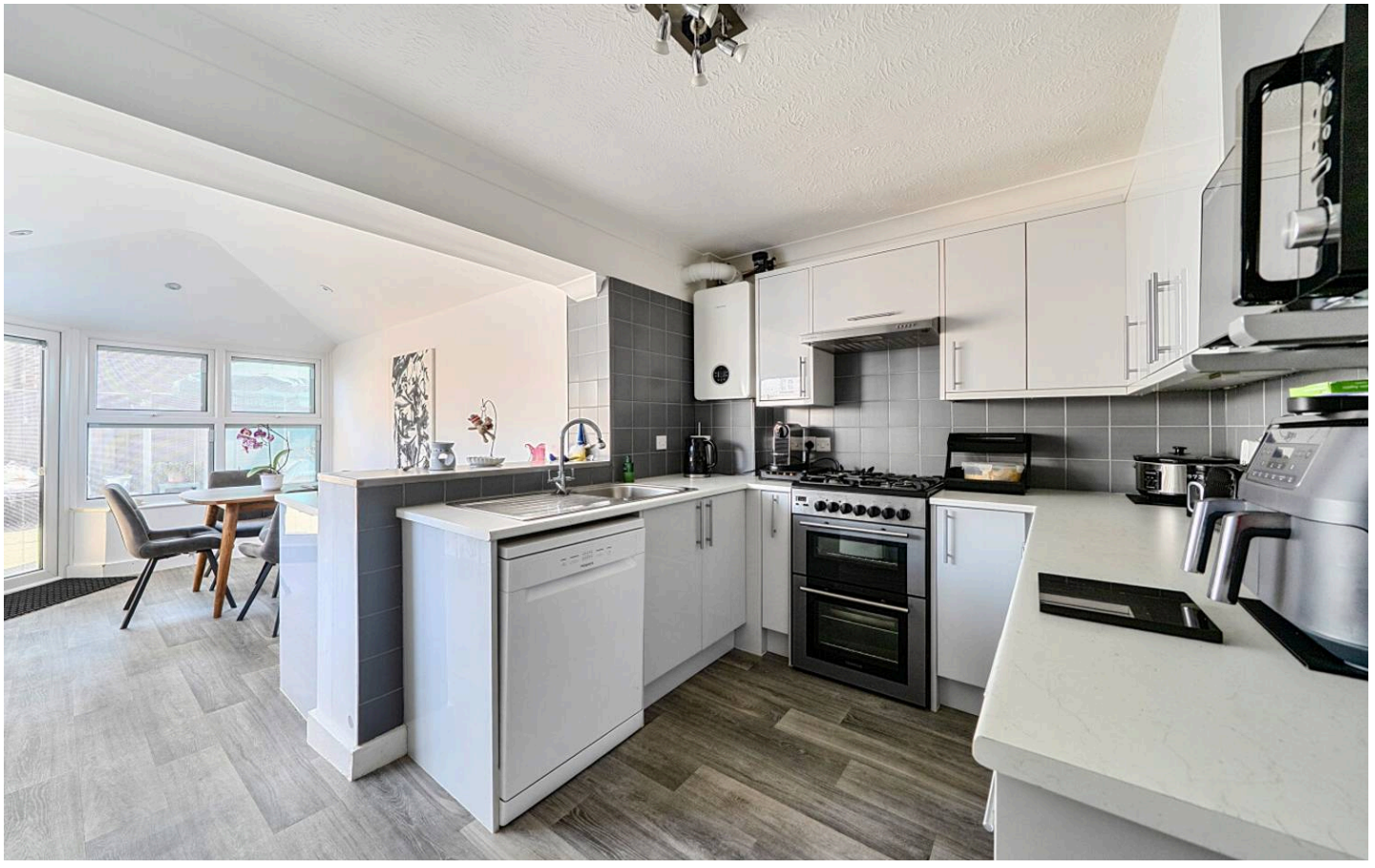
# 1 Lilac Close

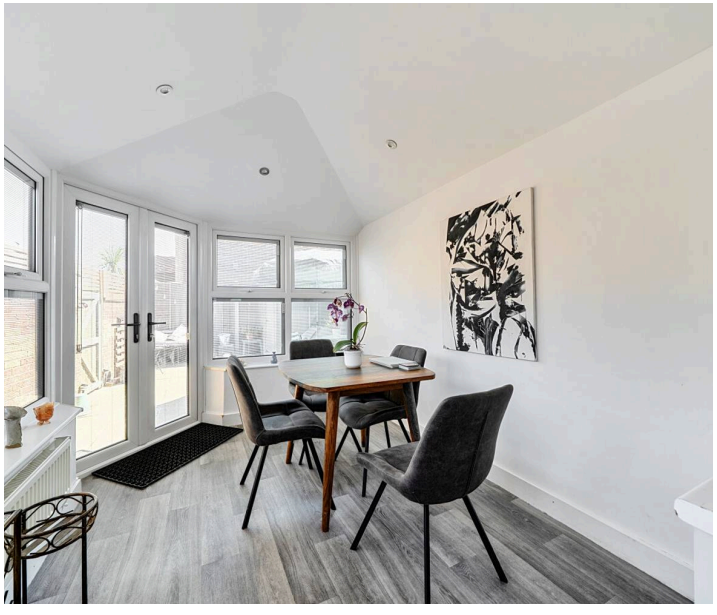
- Well-Presented, End of Terrace House
- 2 Double Bedrooms
- Popular Residential Location
- Kitchen Opening onto Dining Area
- Good Size Sitting Room
- Ground Floor Cloakroom/Utility
- Family Bathroom
- Parking for 3 Vehicles
- Low Maintenance Garden
- Recently Replaced Double Glazing

Situated in a popular residential area, this well-presented and recently modernised two-bedroom home offers bright and practical accommodation arranged over two floors, and is maintained in very good condition throughout.

The ground floor comprises an entrance hall leading through to the sitting room and a fitted kitchen beyond with a range of units and work surfaces. The kitchen is open-plan into the former conservatory which has been upgraded with the addition of a solid roof and heating to provide additional reception space for dining and enjoys views over the garden. A single storey side extension has also been recently added which provides a useful cloakroom/W.C with space for the washing machine and tumble dryer. This completes the ground floor accommodation.

On the first floor are two well-proportioned bedrooms and a family bathroom. The layout is well suited to a range of buyers, including first-time purchasers, downsizers and investors.





Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale

Outside, the property has off road parking to the front, as well as a further two allocated parking spaces at the side of the property. The rear garden is designed for ease of maintenance and a personal gate from here opens to the additional parking to the side of the property.

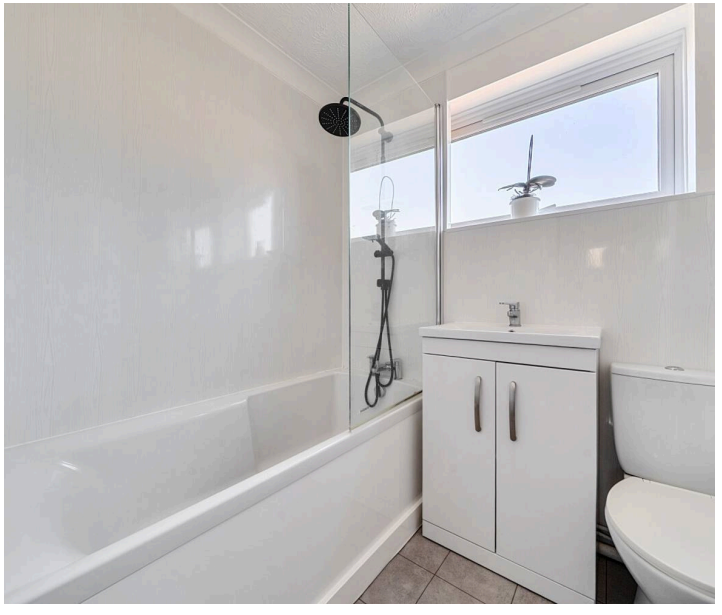
Lilac Close is a pleasant residential road located a short distance to the north of the Middleton-on-Sea village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words /// shed.serious.remarking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



# Henry Adams - Middleton on Sea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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.