

40 Lane End Road, Middleton-on-Sea

Guide Price £440,000

Henry Adams
estate agents



40 Lane End Road

- Generous Detached Bungalow
- Beautifully Presented Throughout
- 1,277 Sq Ft inc Garage
- Wide Entrance Hall
- Sitting Room & Conservatory
- 3 Generous Bedrooms
- Bathroom & WC
- Private Rear Garden
- Driveway & Garage/Workshop
- Convenient for both the Beach and Woodland Walks

Nestled in a popular residential area, perfectly positioned for both scenic coastal walks and tranquil woodland strolls, this beautifully presented three double bedroom detached bungalow offers a wonderful blend of coast and countryside living.

Lovingly updated by the current owner, the property is presented in excellent decorative order throughout and provides generous, well-balanced accommodation. A welcoming entrance hall leads through to the attractive sitting room, where a feature log burner creates a cosy focal point. Situated at the rear of the property, the sitting room flows seamlessly into the conservatory, which enjoys delightful views over the garden and provides direct access outside.

The modern fitted kitchen is equipped with a comprehensive range of units, offering ample cupboard and worktop space, together with a convenient side door leading to the driveway and rear garden.

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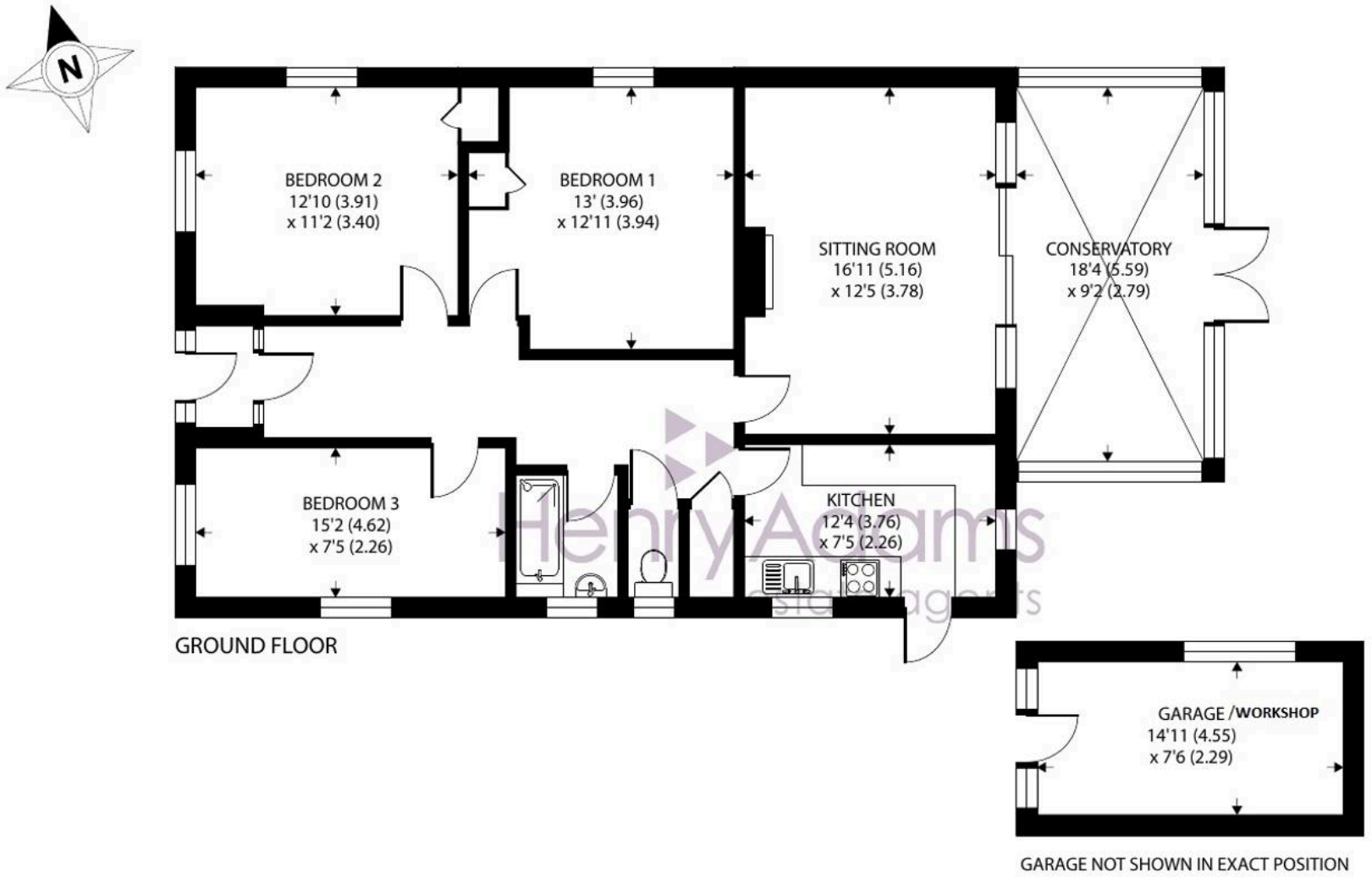

SEAFOOD
MARKET






DRINKS MENU





Lane End Road, Bognor Regis

Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 112 sq ft / 10.4 sq m
Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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There are three sizeable bedrooms, two of which benefit from fitted wardrobes, while a well-appointed bathroom and separate WC complete the internal accommodation.

Outside, the property continues to impress. A driveway provides ample off-road parking, with additional secure parking available beyond a gate leading to the garage. Currently utilised as a useful storage area, the garage would also make an ideal workshop, hobby room or home office. A practical potting shed is located to the rear of the garage.

The delightful rear garden is perfectly proportioned to complement the bungalow, providing an attractive outdoor space. Mature trees beyond the boundary create a picturesque backdrop while offering a good degree of privacy and seclusion. The garden enjoys a generous lawned area, a patio ideal for outdoor dining and entertaining, and well-established borders stocked with a variety of mature planting.

Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and an unspoilt beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

What3Words ///baseless.tactical.thud

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D









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