



Lavender View, 8 West Avenue, Middleton-On-Sea

Guide Price £475,000

 **Henry Adams**
estate agents

Lavender View, 8 West Avenue

- Detached Character House
- Desirable Private Estate
- 1,374 sqft Inc Integral Garage
- 4 1st Floor Bedrooms
- Sitting Room & Dining Room
- Ground Floor WC
- 1st Floor Bathroom
- Off-Road Parking
- Potential for Modernisation

This detached house is located within the exclusive and highly sought-after Harefield private estate at the heart of the Middleton-on-Sea village. This is a great property for anyone seeking a home with character and charm, but also offering the potential for modernisation, presenting an exciting opportunity for buyers to add their own personal touch.

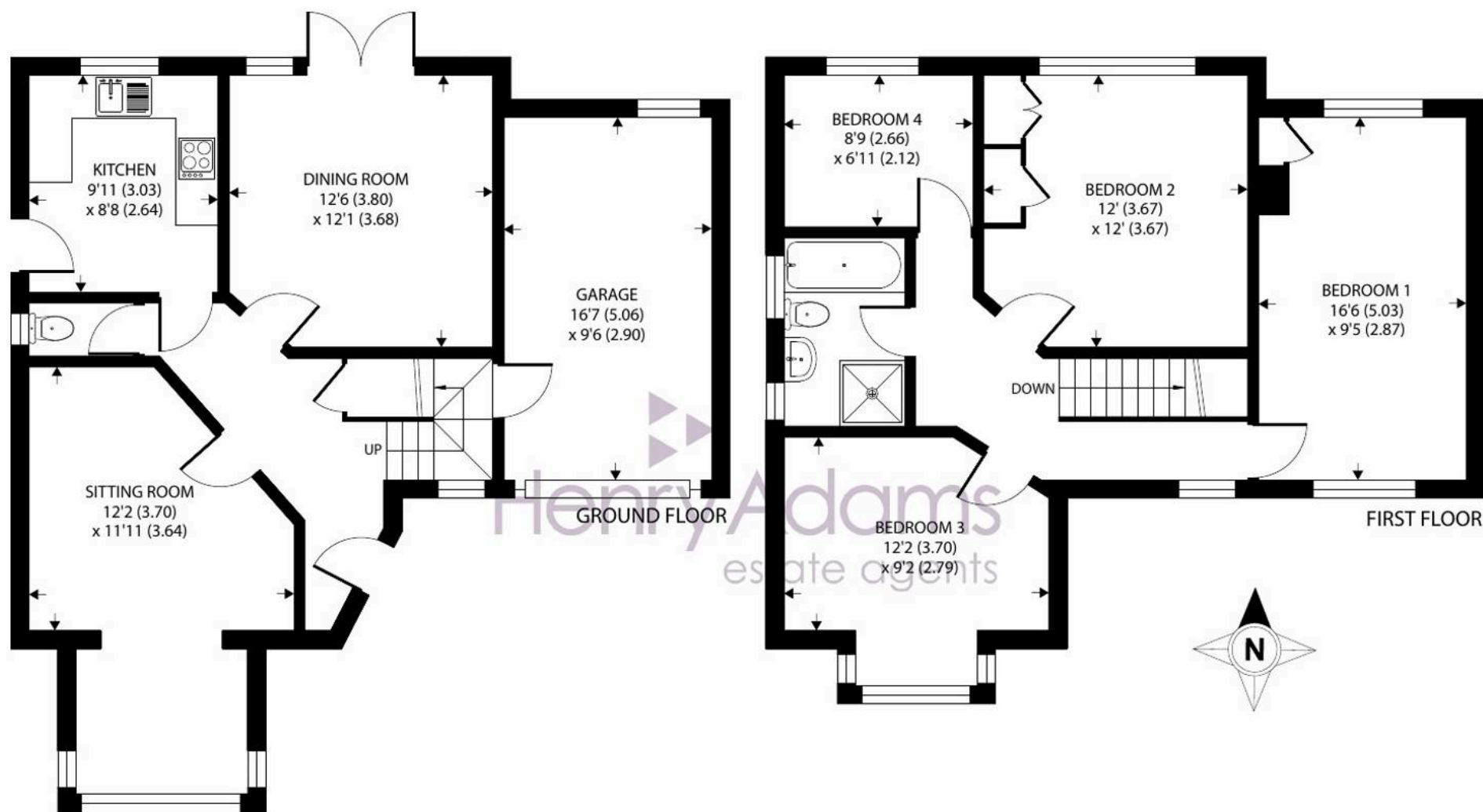
Upon entering the property, you are welcomed by a sense of charm and character that is characteristic of this type of home. The accommodation measures 1,374 sqft including the integral garage and briefly comprises: entrance hall with cloakroom/WC. There are two separate reception rooms with the sitting room to the south side of the property overlooking the private front garden, whilst the dining room is to the rear of the property overlooking the back garden. The dining room and kitchen are adjacent to each other and so could potentially be combined to create a larger kitchen-dining room.

Stairs from the entrance hall rise to the first floor where the bathroom and all four bedrooms will be found.









Lavender Way West Avenue

Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1374 sq ft / 127.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1204647

Outside, the property enjoys established gardens to the front and rear of the property, both offering a high degree of privacy. The driveway provides off-road parking and leads to the integral garage.

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

What3Words ///before.illogical.flown

Private Estate Charge: We understand the private estate charge is approximately £200 p.a.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





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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.