




Henry Adams
estate agents

20 East Close, Middleton-on-Sea

Guide Price £500,000


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20 East Close

- Detached Character House
- Comprehensive Refurbishment Required
- Potential for Extending or Re-development
- Currently 1,798 Sq Ft in Total
- 4 Bedrooms, 3 Reception Rooms
- Plot Size 0.24 Acres
- Desirable Sea Lane Private Estate
- No Forward Chain

Located within the prestigious and highly sought-after Sea Lane Private Estate, this detached character house is set within grounds of 0.24 acres and presents a rare opportunity to create your perfect family home in a prime coastal location positioned within a short distance of both the beach and village facilities.

Offering a generous 1,798 sq ft of accommodation the property is currently arranged as four first floor bedrooms and three reception rooms. The property is brimming with potential and requires comprehensive refurbishment throughout, or redevelopment, subject to the usual permissions, allowing you to design and finish the property to your exact taste and requirements.

Please note: We suspect that the property is unmortgageable in its current condition, so interested parties would need to either purchase with cash funds or obtain specialist development finance. The property currently has spray foam insulation in the roof.

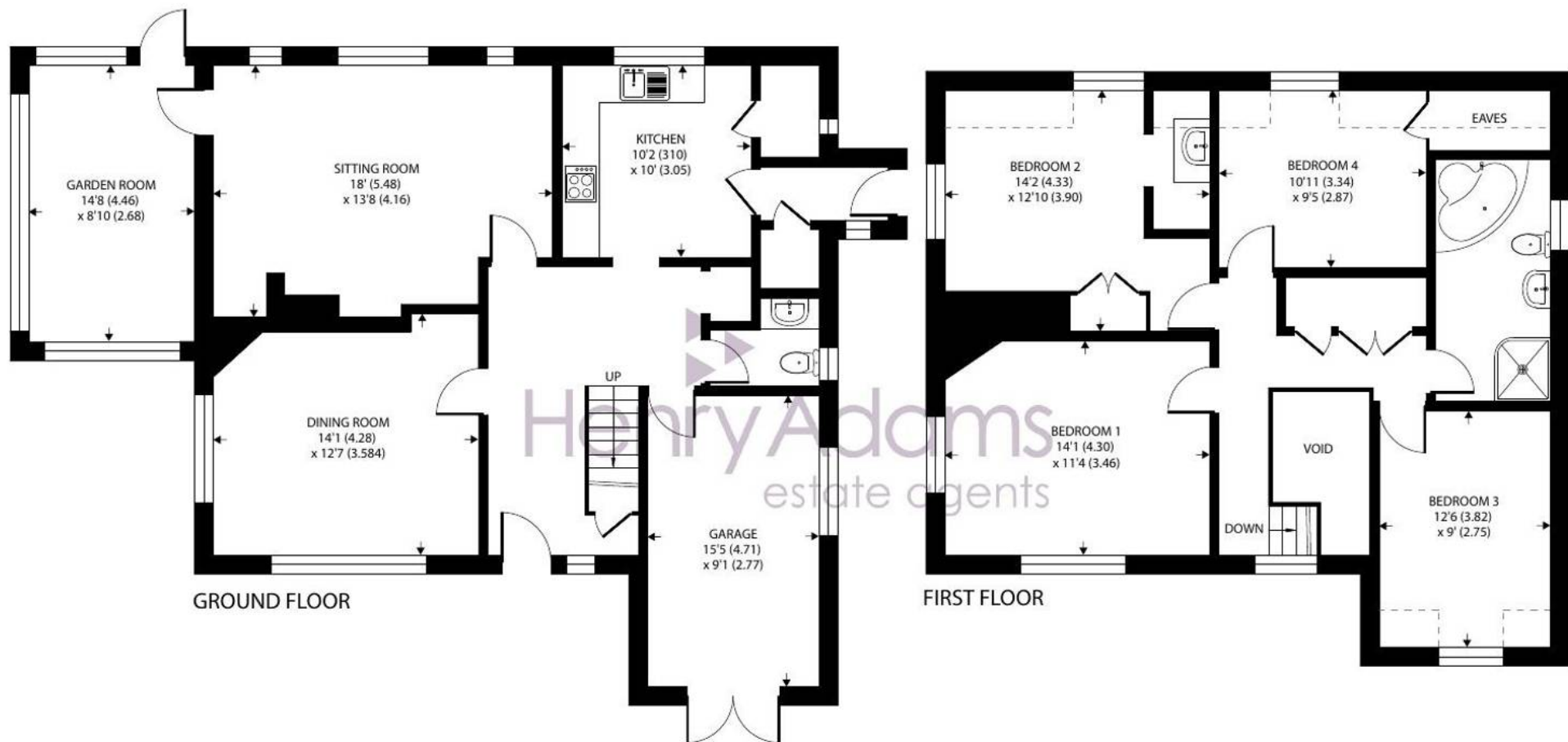
Estate charge: We understand that the private estate charge is approximately £265.00 p.a.







Denotes restricted
head height



East Close, Middleton On Sea, Bognor Regis

Approximate Area = 1631 sq ft / 151.5 sq m(excludes void)

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 108 sq ft / 10 sq m

Total = 1798 sq ft / 166.9 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). © n̄checom 2026.
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East Close is located within the highly desirable Sea Lane private estate, a recognised Area of Special Character, first developed by Capt. Coldicott in the 1920's and just a short distance to both the beach and the village centre. Here a range of local facilities and independent shops including a post office will be found upon the parade. 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, bar and 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.

What 3 Words [///footballers.debating.trickster](#)

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.