



## Briar Cottage, 40 Sea Lane, Middleton-on-Sea

Guide Price £599,950



# Briar Cottage, 40 Sea Lane

Detached character cottage close to the beach.

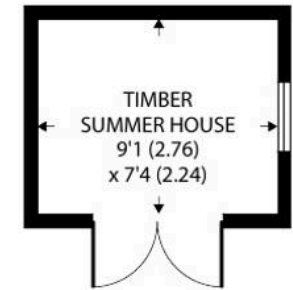
- Detached Character Cottage
- Recently Re-Thatched
- Desirable Private Estate
- Within Yards of the Beach
- Kitchen-Diner & Sitting Room
- 2 First Floor Double Bedrooms
- Bedroom 3/Snug/Office
- Private Gardens
- Driveway & Garage

Briar Cottage is the quintessentially English 'chocolate box cottage', improved by the current owners and benefiting from a recently replaced thatched roof. The property is now offered for sale with the advantage of no onward chain and is located within the highly desirable private Sea Lane Estate, within the designated 'area of special character', and within yards of the beach making it an ideal weekend retreat or main residence.

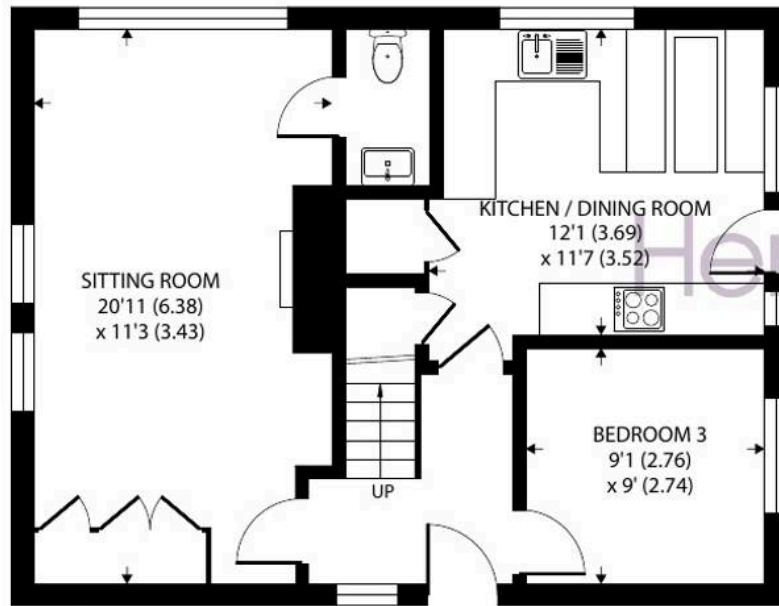
The accommodation measures 1,019 Sq Ft (1,190 Sq Ft in total including the garage) and briefly comprises: on the ground floor, an entrance hall with stairs rising to the first floor, a 20'11ft dual aspect sitting room with feature fireplace, fitted storage and parquet flooring, and the country style kitchen with its built-in dining table and seating. Also on the ground floor is the 3rd bedroom, which could equally be used as a snug, home office or dining room. A cloakroom completes the ground floor. The first floor comprises two double bedrooms and a recently modernised bathroom.







TIMBER  
SUMMER HOUSE  
9'1 (2.76)  
x 7'4 (2.24)



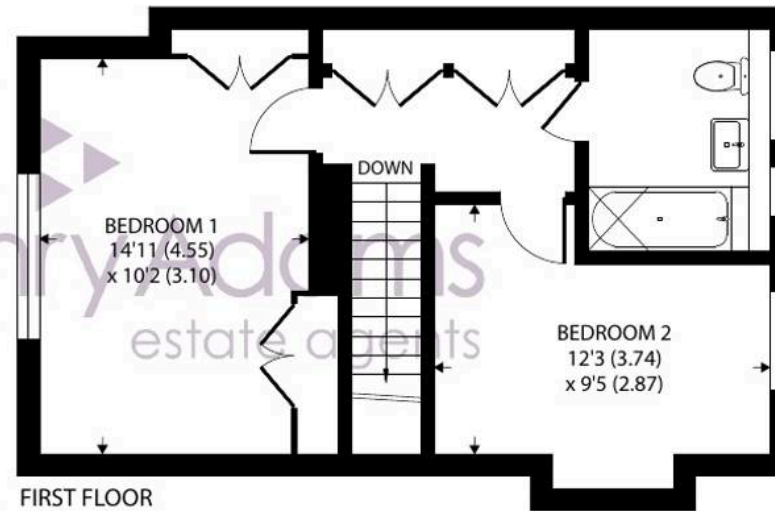
SITTING ROOM  
20'11 (6.38)  
x 11'3 (3.43)

KITCHEN / DINING ROOM  
12'1 (3.69)  
x 11'7 (3.52)

BEDROOM 3  
9'1 (2.76)  
x 9' (2.74)

UP

GROUND FLOOR

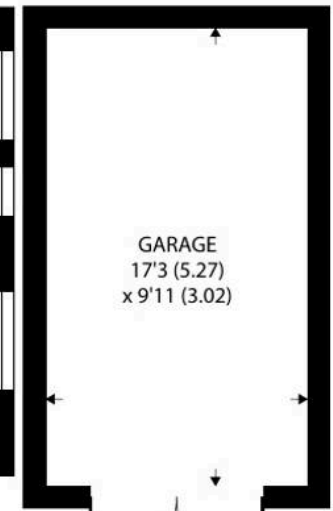


BEDROOM 1  
14'11 (4.55)  
x 10'2 (3.10)

BEDROOM 2  
12'3 (3.74)  
x 9'5 (2.87)

DOWN

FIRST FLOOR



GARAGE  
17'3 (5.27)  
x 9'11 (3.02)

(not shown  
in actual  
location)

## Sea Lane, Middleton-on-Sea, Bognor Regis

Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 171 sq ft / 15.8 sq m

Summer House = 67 sq ft / 6.2 sq m

Total = 1257 sq ft / 116.6 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). © natchecom 2025.  
Produced for Henry Adams. REF: 1255098

Outside, the established gardens wrap around the property, are mainly laid to lawn with an area of patio with mature borders, hedges and trees providing a high level of privacy on all sides. There is also a timber summer house with power, a detached garage and ample off-road parking.

Situated on the popular Private Sea Lane Estate, close to the heart of Middleton-on-Sea centre and only fifty yards or so of the beach. The village of Middleton offers a range of local facilities including a sports/social club, post office, newsagents and a range of other useful shops. Nearby Felpham offers a range of amenities including a leisure centre with swimming pool, golf club and various other shops.

What3Words ///sudden.input.extend

Private Estate Charge: We understand the private estate charge is approximately £70 p.a. Middleton on Sea Association (MOSA) Fee.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.