

4 West Close, Middleton-On-Sea

Guide Price £700,000

Henry Adams
estate agents



4 West Close

- Desirable, Sea Lane Private Estate
- Detached Character House
- 0.24 Acre Plot
- 1,709 Sq Ft in Total
- 4 Bedrooms, 2 Bathrooms
- Sitting & Dining Rooms
- Double Garage & Driveway
- No Forward Chain
- Close to Beach & Village Amenities

Enjoying an enviable tucked away position within the prestigious Sea Lane Private Estate, this impressive detached character house offers an exceptional standard of family living, all set within a generous plot of 0.24 acres.

With the property measuring 1,709 sq ft in total, the house delivers an expansive layout arranged over two floors, offering versatile family accommodation and generous gardens. The accommodation briefly comprises a welcoming hallway that immediately sets a warm and inviting tone. There is a spacious sitting room to the front of the property, perfect for relaxing evenings or entertaining guests, and an adjoining dining room at the rear which provides an elegant setting for family meals or special occasions. The kitchen is adjacent to the dining room and could be combined for a modern open plan kitchen-dining-family room if desired. A ground floor shower room and WC completes the ground floor.

Stairs rise from the ground floor to the first floor landing where the family bathroom and all four double bedrooms will be found. Continued...









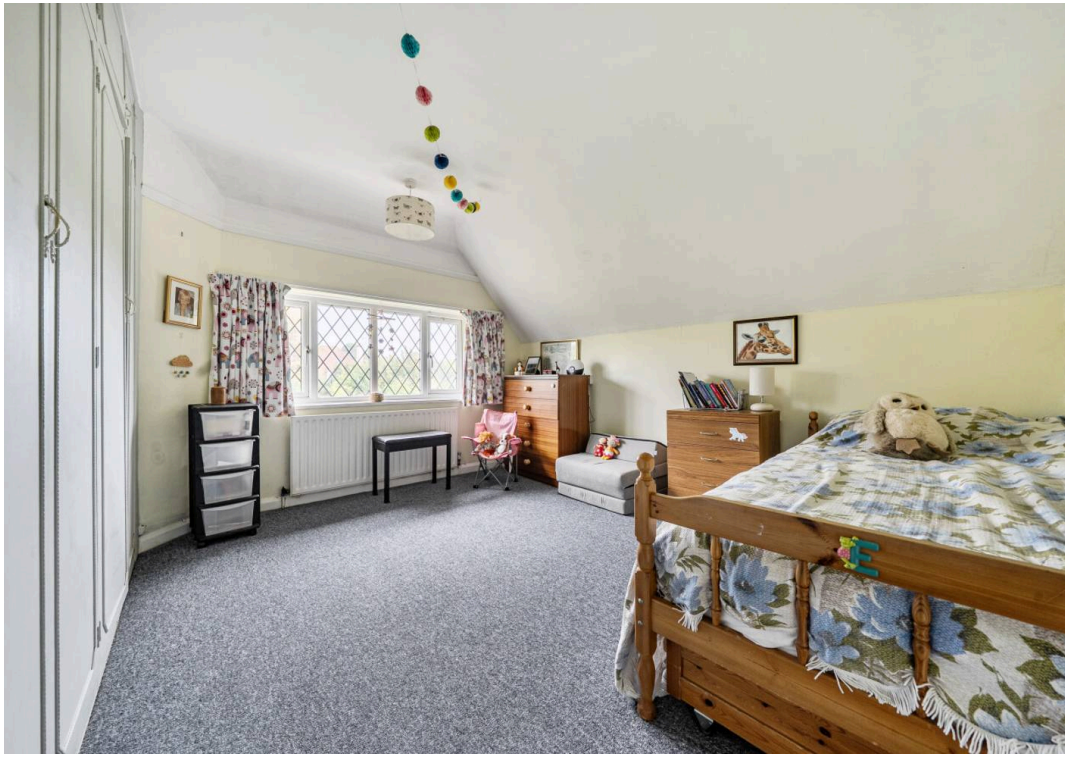
















Approximate Area = 1377 sq ft / 127.9 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garaging = 279 sq ft / 25.9 sq m
Total = 1709 sq ft / 158.7 sq m

For identification only - Not to scale

All of the bedrooms are a generous size, with the principal bedroom being of particular note enjoying access onto a rear facing balcony overlooking the garden.

Outside, the property also boasts a double garage and a spacious driveway, providing ample parking for residents and visitors alike. With no forward chain, moving into this beautiful home can be a smooth and straightforward process.

West 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 ///steep.nods.acting

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

Tenure: Freehold & Council Tax band: F

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.