



76 Silver Birch Drive, Middleton on Sea

Guide Price £295,000

## 76 Silver Birch Drive

- End of Terrace House
- No Onward Chain
- 835 SqFt of Accommodation
- Sitting Room
- Kitchen-Dining Room
- 3 Bedrooms
- Family Bathroom
- Ground Floor WC/Cloakroom
- Private, Westerly Rear Garden
- Two Allocated Parking Spaces

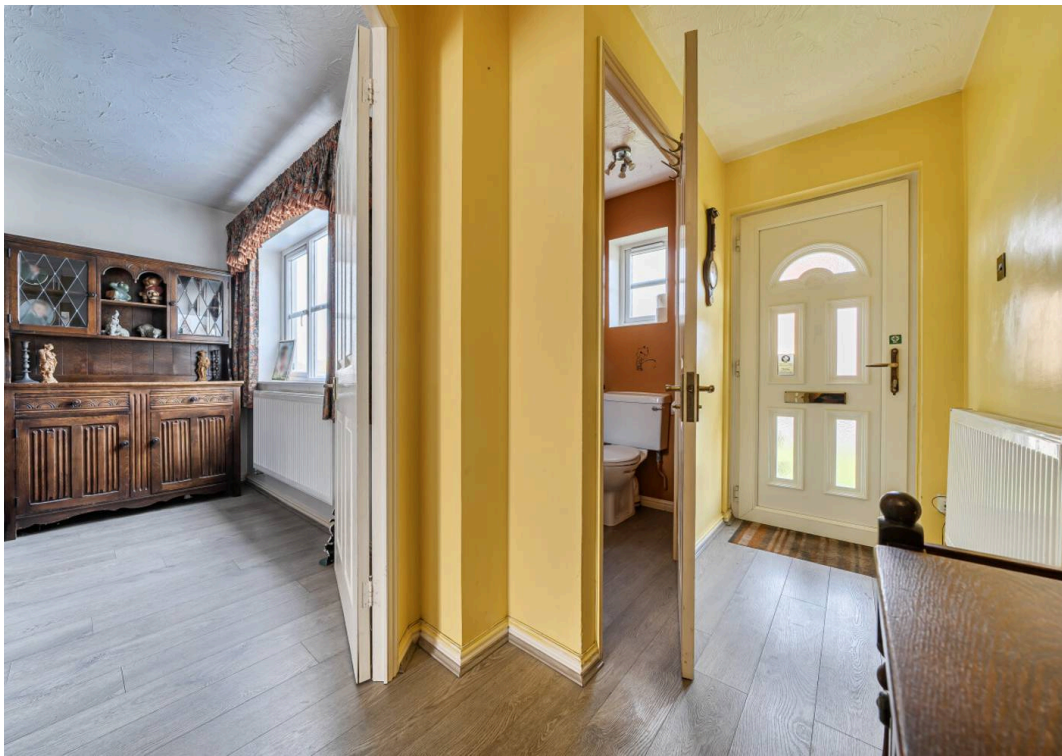
Located in a pleasant Middleton-on-Sea residential side road, this modern end of terrace house is just a short distance to the north of the village centre and within easy reach of nearby shops, schools and transport links

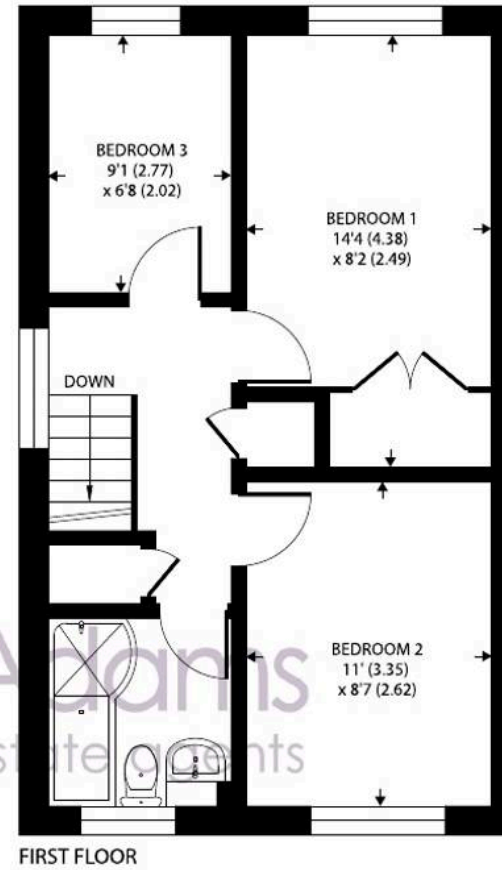
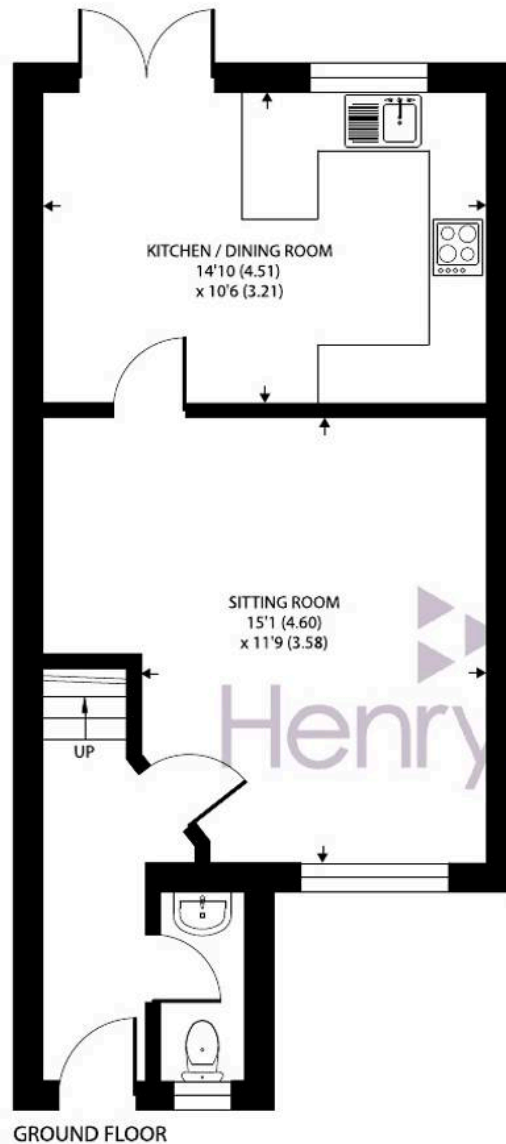
The accommodation is arranged over two floors and measures 835 sq ft. The accommodation briefly comprises: entrance hall with cloakroom/WC, a sitting room leading to the kitchen-diner overlooking and opening on to the rear garden.

Stairs from the entrance hall rise to the first floor landing where the family bathroom, two store cupboards and all three bedrooms will be found. The main bedroom benefits from built-in wardrobes.

The property also benefits from having a private, westerly-facing rear garden whilst parking is a breeze with the added convenience of two allocated parking spaces opposite the property, ensuring a stress-free return home each day.







## Silver Birch Drive, Bognor Regis

Approximate Area = 835 sq ft / 77.5 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). © n̄checom 2026. Produced for Henry Adams. REF: 1432826

Silver Birch Drive is located a short distance north of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. 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, and popular 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.

What3Words///doubts.stickler.rooting

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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