



3 Shrubbs Drive, Middleton-on-Sea

Guide Price £475,000

 **Henry Adams**
estate agents

3 Shrubbs Drive

- Detached Bungalow
- No Forward Chain
- 1,096 Sq Ft Including Integral Garage
- Sitting/Dining Room
- Conservatory
- 3 Bedrooms
- Shower Room & Additional WC
- Private, Westerly Garden
- Sought-After Residential Area
- Close to Village Facilities

Located within in a highly sought-after residential area and offered for sale to the market with the advantage of no forward chain, this three bedroom detached bungalow now offers some scope for modernisation and refurbishment.

The accommodation measures 1,096 sq ft (including the integral garage) and briefly comprises, entrance hall with airing cupboard, shower room and additional separate WC. There are three bedrooms in total with bedrooms one & two overlooking the rear garden. The kitchen overlooks the front garden whilst the sitting/dining room is also at the rear of the property and leads on to the conservatory and garden beyond.

Outside, the property enjoys an open-plan lawned front garden with driveway leading to the garage. The rear garden has a westerly aspect and is surrounded by bungalows providing a high level of privacy. The rear garden is also laid to lawn with summerhouse and garden store, greenhouse, timber shed and flower beds. Practicality is enhanced by the inclusion of an integral garage, perfect for secure parking, extra storage or potentially for conversion to create additional accommodation.







Shrubbs Drive, Middleton On Sea, Bognor Regis

Approximate Area = 955 sq ft / 88.7 sq m

Garage = 141 sq ft / 13 sq m

Total = 1096 sq ft / 101.7 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). ©nchecom 2026.
Produced for Henry Adams. REF: 1395645

Whether you are looking to downsize or relocate closer to amenities, this detached bungalow presents a great opportunity to secure a bungalow in a popular location.

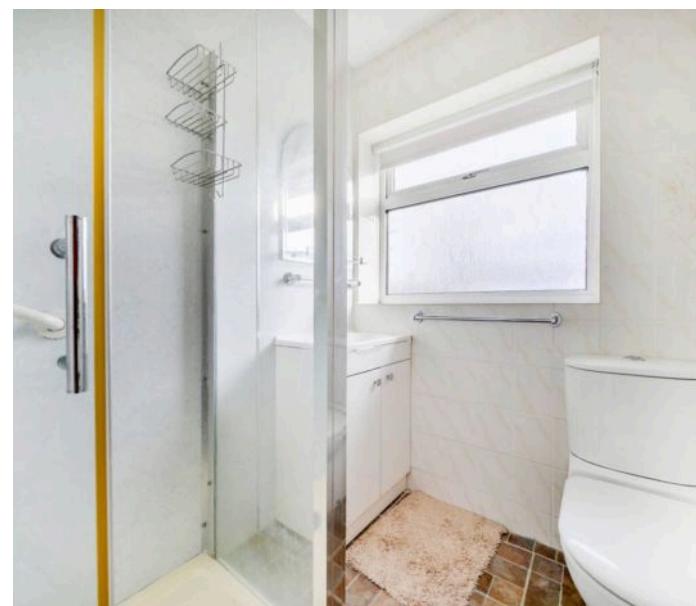
Shrubbs Drive is located within a short distance of the Middleton-on-Sea village centre which offers a range of local facilities including doctors, convenience store, butchers, fish and chip shop, cafes, sports club, playing fields, pharmacy, post office, newsagents and hardware store. Nearby sailing facilities are available at Felpham along with sports centre with swimming pool and golf club. The cathedral city of Chichester and the famous Goodwood motor circuit can be found within approximately eleven miles from Middleton-on-Sea.

What3Words //inspects.uniform.teaching

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.