

37 Lane End Road, Middleton-on-Sea

Guide Price £470,000

Henry Adams
estate agents


treasure

37 Lane End Road

- 1,285 Sq Ft Accommodation
- Delightful Four Bedroom Chalet-Style House
- Popular Residential Setting in Middleton-on-Sea
- Convenient for the Beach & Countryside Walks
- Bedrooms & Bathroom Facilities on Both Floors
- En-Suite to Bedroom One
- Open-plan Living/Dining/Kitchen Space
- Driveway Providing Off-Road Parking
- Low-Maintenance Rear Garden
- Ideal as a Family Home, Retirement Property or Coastal Retreat

Situated in the sought-after coastal village of Middleton-on-Sea, this delightful four bedroom chalet style home enjoys a convenient position for both the beach and countryside walks. Offering flexible and well-arranged accommodation over two floors, the property benefits from bedrooms and bathroom facilities on both levels, making it ideal for a variety of buyers.

A welcoming and generously sized entrance hall provides access to the principal ground floor accommodation. The attractive sitting room is a wonderful space to relax, featuring bi-fold doors opening onto the rear garden and flowing seamlessly into the dining room. In turn, the dining area is open to the kitchen/breakfast room, creating an excellent sociable layout.

The kitchen/breakfast room is fitted with a range of modern units and offers space for a variety of appliances, along with direct access to the garden.

Cont ....








Jamie Oliver
Eat Yourself Healthy

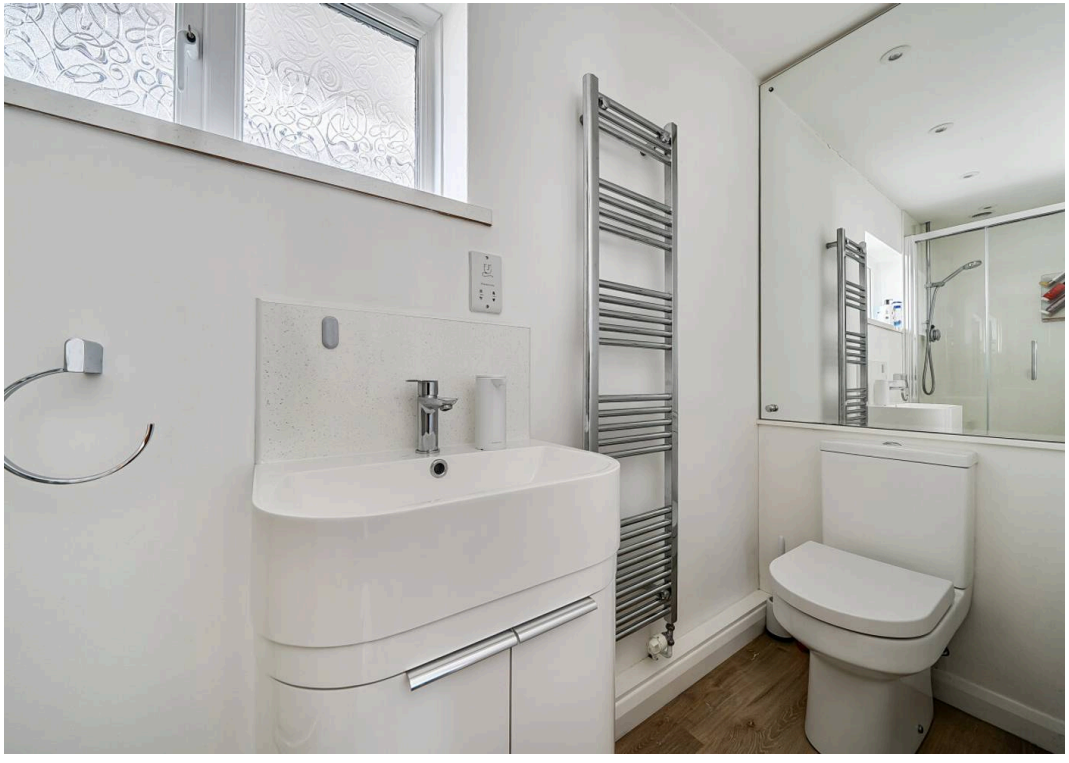




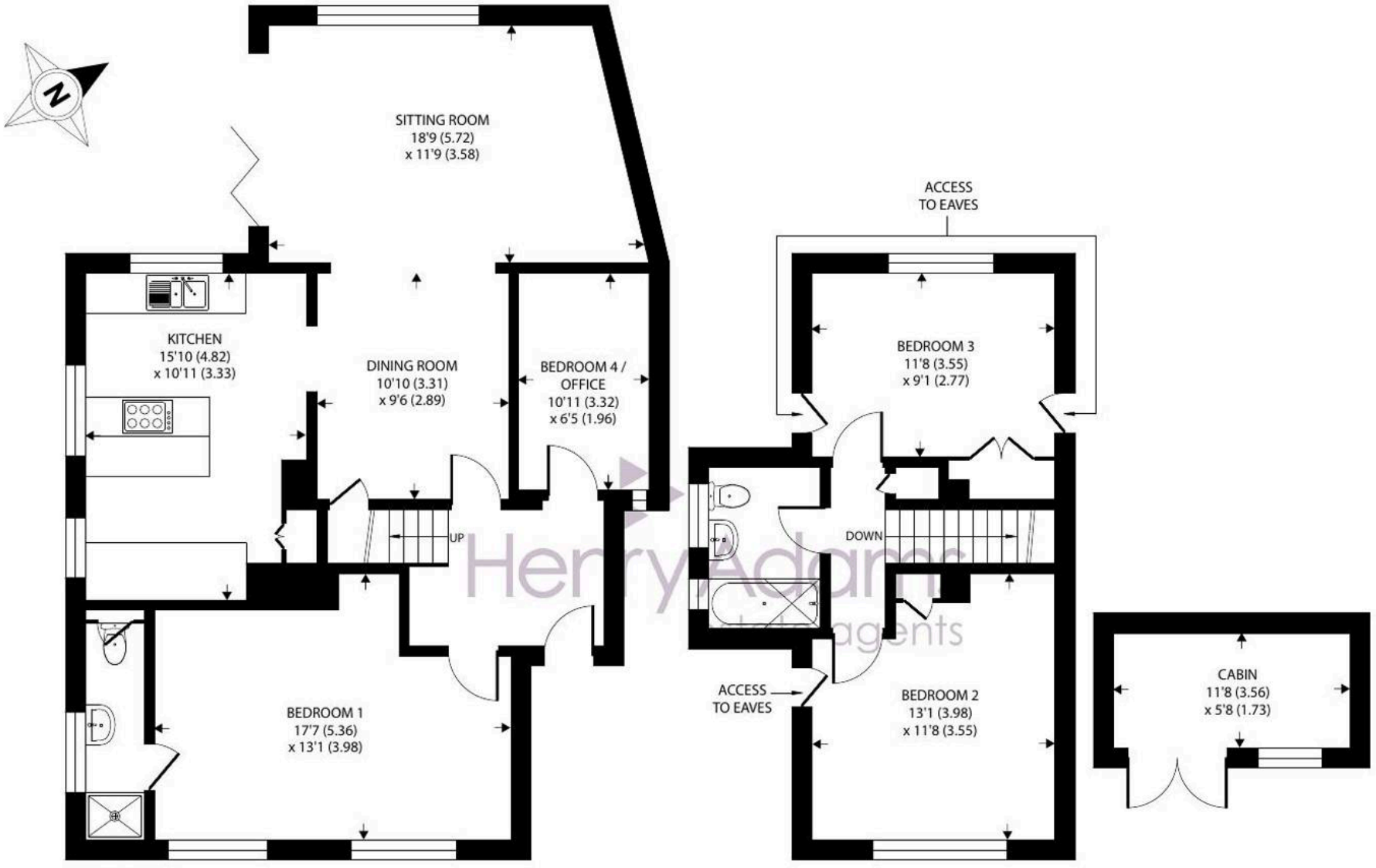












Lane End Road, Bognor Regis

Approximate Area = 1285 sq ft / 119.3 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1351 sq ft / 125.4 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). ©nichecom 2026.
Produced for Henry Adams. REF: 1540213

The ground floor also features a spacious principal bedroom with en-suite shower room, together with an additional versatile room which could be used as a single bedroom, home office, study or utility area.

To the first floor are two further double bedrooms and a family bathroom.

Outside, a driveway provides off-road parking. The rear garden has been thoughtfully designed for ease of maintenance, being predominantly laid to patio with a manageable area of lawn. There are two seating areas, a timber cabin and a greenhouse, providing an enjoyable outdoor space to make the most of the warmer months.

Lane End Road is located to the east 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 ///royally.offline.cuddled

Tenure: Freehold & Council Tax band: E

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.