COTTAGE FARM

ANCTON LANE | MIDDLETON-ON-SEA | PO22 6NJ

Sw
Sims Williams

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£825,000 FREEHOLD

- Stunning Sussex Flint-Fronted Farmhouse
- Dating Back To The 1600s
- Fully Renovated To A High Standard
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Two Reception Rooms
- Kitchen/Diner And Utility Room
- Cloakroom With Shower
- 0.25 Acre Plot With Outdoor Dining And Parking

A well-presented and fully refurbished Sussex flint-fronted character farmhouse, originally dating back to the 1600s, located in a rarely available semi-rural position within the desirable village of Middleton-on-Sea. This charming period property has been extensively renovated by the current owner to a high standard throughout, combining modern comfort and design with original character features such as exposed beams and traditional materials.

The accommodation is arranged over two floors and offers generous, flexible living space ideally suited for family life. The ground floor comprises two spacious reception rooms, a modern kitchen/dining room fitted with integrated appliances and bi-folding doors opening onto a landscaped patio, and a separate utility room with a cloakroom and shower. Upstairs, there are four large double bedrooms, including a principal bedroom with a contemporary en-suite bathroom. All bedrooms are well-proportioned and filled with natural light.

Outside, the property is set within approximately 0.25 acres. The rear garden is mainly laid to lawn with mature trees, wildflower borders, and a dedicated outdoor dining area ideal for entertaining. To the front, there is ample off-road parking and a car port. The property is located within easy reach of local shops, amenities, highly regarded schools, and the beach, offering the best of both village life and coastal living. This is a rare opportunity to acquire a historic home of quality and distinction in excellent condition.

AML & ID
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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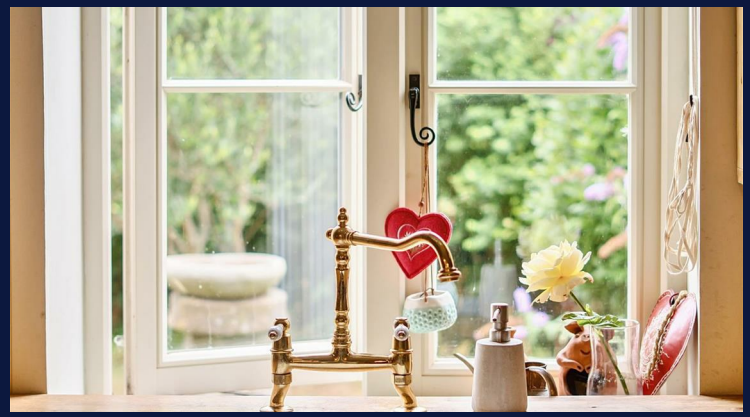

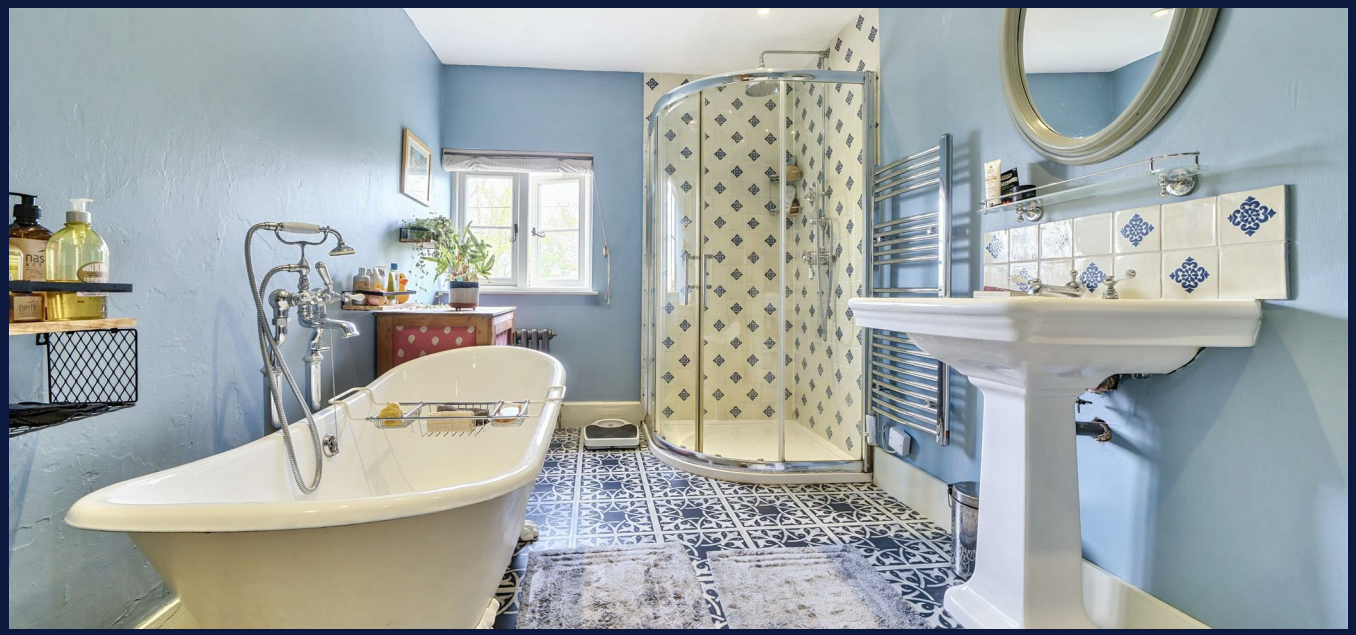

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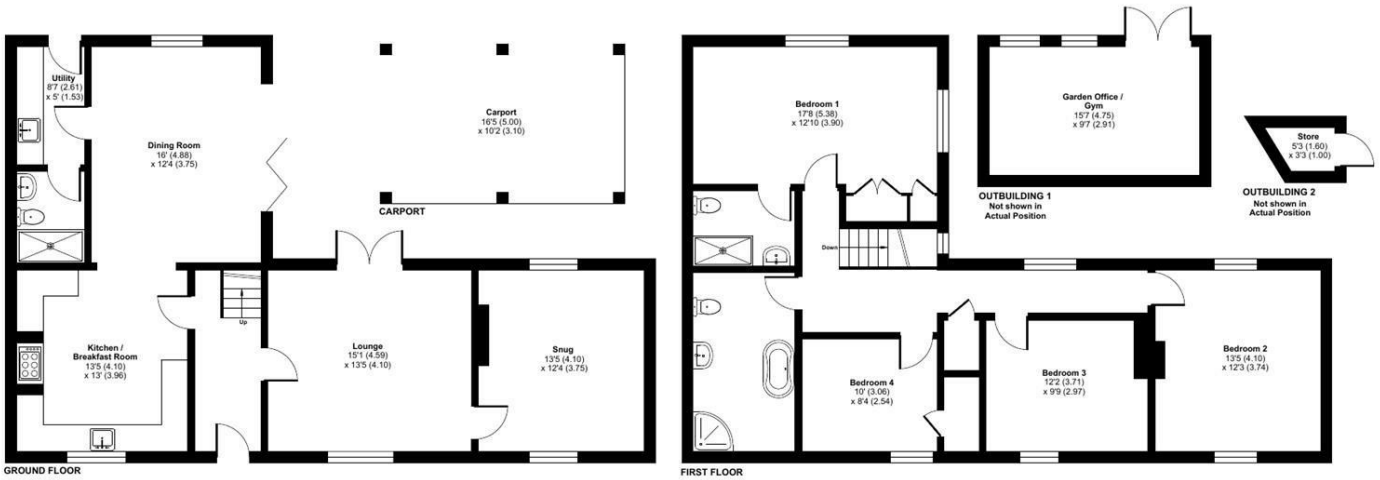
EPC Band - Current - D Potential - C

Council Tax Band E



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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