



**55 Ilex Way,
Middleton On Sea,
Bognor Regis,
PO22 6PN**

Guide Price:
Offers in excess of
£350,000 Freehold

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STRIDE & SON

Established 1890

Stylish, spacious and bright family home set on large corner plot with 3 bedrooms and beautifully appointed kitchen and bathroom.



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1



D



EPC

D



928
sq. ft.

DESCRIPTION:

Situated on a large corner plot in a quiet cul-de-sac close to local shops, schools and seafront, 55 Ilex Way is a beautifully presented 3 bedroom, end of terrace family home.

Tucked away in the corner and accessed via a paved pathway, a half glazed UPVC front door leads into the entrance hall with wood effect flooring, coats cupboard and a cloakroom with low level WC and wash hand basin. From the hall, a door leads to the stylishly appointed kitchen overlooking the front of the house with a superb range of base and wall cupboards, inset stainless steel sink, gas hob with cooker hood over, eye-level electric oven, space for American style fridge/freezer, built-in breakfast bar, wood effect flooring and inset ceiling spotlights. A further door from the hall leads into the sitting/dining room which spans the rear of the house with feature fireplace with electric wood stove and TV recess above, wood effect flooring, large understairs cupboard and double doors leading to the terrace and garden.

From the hall, stairs lead to the first floor landing with airing cupboard and doors to 2 double bedrooms and a single bedroom. There is also a newly fitted family bathroom which is fully tiled with bath with glazed screen, low level WC with concealed cistern and corner sink, chromium plated towel rail and window overlooking the front of the property.

A particular feature of the property is its larger than average rear garden. Accessed via a gate to the side of the property the garden is laid predominantly to lawn with a useful store, decking area and pergola. There is also a single garage in a separate compound.





LOCATION:

The charming village of Middleton on Sea offers a wide range of facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café and fish and chip shop. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities, including a pier, promenade and a variety of bars and restaurants as well as the mainline railway station (London to Victoria approximately 1 hr 45 minutes).

The cathedral city of Chichester is about 11 miles distant and offers an excellent range of shopping with a wide range of restaurants and leisure facilities. The arts are well catered for with the Pallant House Gallery and Chichester Festival and Minerva Theatres. Other recreational activities include horse racing at Goodwood, which also has its own private country club and hosts the Festival of Speed and September Revival Meeting at its historic motor circuit.

Services: All main

Council Tax Band: Band D

Local Authority: Arun District Council

Energy Rating: Band D

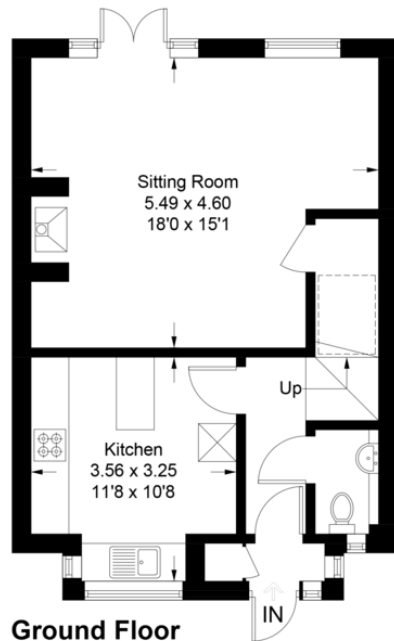
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

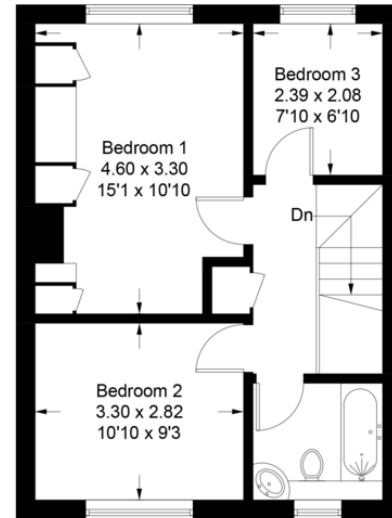
55, Ilex Way, PO22 6PN

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
Store = 21.8 sq m / 235 sq ft
Total = 108.0 sq m / 1163 sq ft

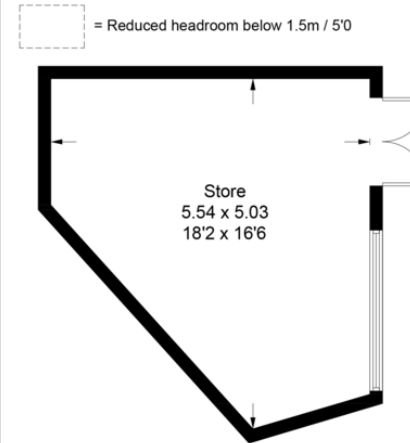
Produced for Stride & Son Estate Agent.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2023. (ID957957)



DIRECTIONS

From the A259 to the north of Middleton on Sea, head south along Yapton Road (B2132) and once you reach the roundabout take the 2nd exit and continue south. After a short distance turn right into Ilex Way and follow the road around to the left. Continue along Ilex Way and take the 2nd turning on the left where No55 will be found in the right hand corner.

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