

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£415,000

Freehold

Lodge Close, Middleton-on-sea, Bognor Regis, PO22 6NF



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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01243 861344





- **Detached 3 Bedroom Home**
- **Modern Open Plan Living**
- **Pretty West Facing Garden**
- **Kitchen & Separate Utility**
- **Bathroom & Downstairs WC**
- **Driveway Parking**



## Accommodation

Entrance Hall: 3' 7" x 3' 5" (1.11m x 1.06m)

Cloakroom: 3' 10" x 3' 1" (1.18m x 0.96m)

Utility Room: 7' 9" x 7' 6" (2.38m x 2.30m)

Open Plan Living Room: 22' 11" x 18' 9" (7.00m x 5.72m) L-Shaped

Kitchen: 8' 7" x 7' 11" (2.62m x 2.43m)

Landing: 9' 3" x 8' 4" (2.83m x 2.55m)

Bedroom 1: 13' 0" x 10' 3" (3.98m x 3.13m)

Bedroom 2: 10' 4" x 9' 9" (3.15m x 2.99m)

Bedroom 3: 8' 3" x 7' 5" (2.54m x 2.27m)

Bathroom: 8' 2" x 5' 6" (2.51m x 1.70m)

Council Tax Band: D

## What the agent says... “,”

This contemporary detached family home is immaculately presented with open plan living. Situated in a quiet cul-de-sac between Middleton on Sea and Elmer.

The accommodation comprises an entrance hall, a generous open plan living room which provides plenty of space for a seating area and dining table, there are also lovely French doors overlooking the garden and an open modern fitted kitchen. The garage has been converted internally to offer a utility space which comes off the entrance and further space was added to the living room. There is also a downstairs cloakroom.

To the first floor the light and airy landing offers a large walk-in cupboard and leads to the three good sized bedrooms and family bathroom with white suite. The principal bedroom features two double fitted wardrobes.

Externally, there is driveway parking available at the front of the property. The pretty west-facing rear garden has been landscaped with a patio and a lawn area. There is a well-maintained timber shed and a 14ft x 2ft 9" lean-to down the side of the house which is used for storage.

The village of Middleton on Sea offers a range of local facilities including a doctors' surgery, pharmacy, post office and convenient stores. The nearby village of Felpham offers further facilities including schools, a sport centre with swimming pool. The property is approximately half a mile from the beach.

Overall, this is a fantastic family home, which would be turn-key ready for an incoming buyer. Interest is expected to be high, so for more information or to book a viewing appointment please call Clarkes on 01243 861344.

