









## Briden, 3 West Close, Middleton-on-Sea

A character family home located on the desirable Sea Lane Private Estate.



- ▶ **Detached Character House**
- ▶ **2,229 sqft including Garage**
- ▶ **Three Further Bedrooms**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Plot of Approximately 1/4 Acre**
- ▶ **Desirable Sea Lane Private Estate**
- ▶ **Principal Bedroom with En-Suite**
- ▶ **Three Reception Rooms**
- ▶ **Ample Parking and Garage**
- ▶ **400 Yards to the Beach**

Briden is a character family residence enjoying an enviable position on the highly desirable Sea Lane Private Estate, just 400 yards from the beach. The property offers a spacious 2,229 sqft of accommodation including the integral garage, and has a generous plot approaching 1/4 acres.

The accommodation briefly comprises: a large double glazed conservatory which enjoys a westerly aspect for the afternoon sun and serves as the entrance. Once inside the main house, there are two reception rooms both with solid oak flooring and the sitting room with a feature fireplace and multi-fuel stove. There is also a kitchen/breakfast room, and at the rear of the property, a sun loggia which leads out from the sitting room into the rear garden. A WC completes the ground floor. Stairs from the dining room rise to the first floor landing where the family bathroom and all four double bedrooms will be found. The principal bedroom benefits from having an en-suite bathroom. The property has great potential for extension if desired, subject to the usual permissions.

The large rear garden measures approximately 90 x 55 ft and is mainly laid to lawn with flower/shrub borders, mature hedges and trees, and includes a walled patio area. To the front of the property, the garden is mainly laid to lawn with parking for several vehicles on the driveway, which leads to the single garage.

Private Estate Charge: We understand the private estate charge is £265 p.a.

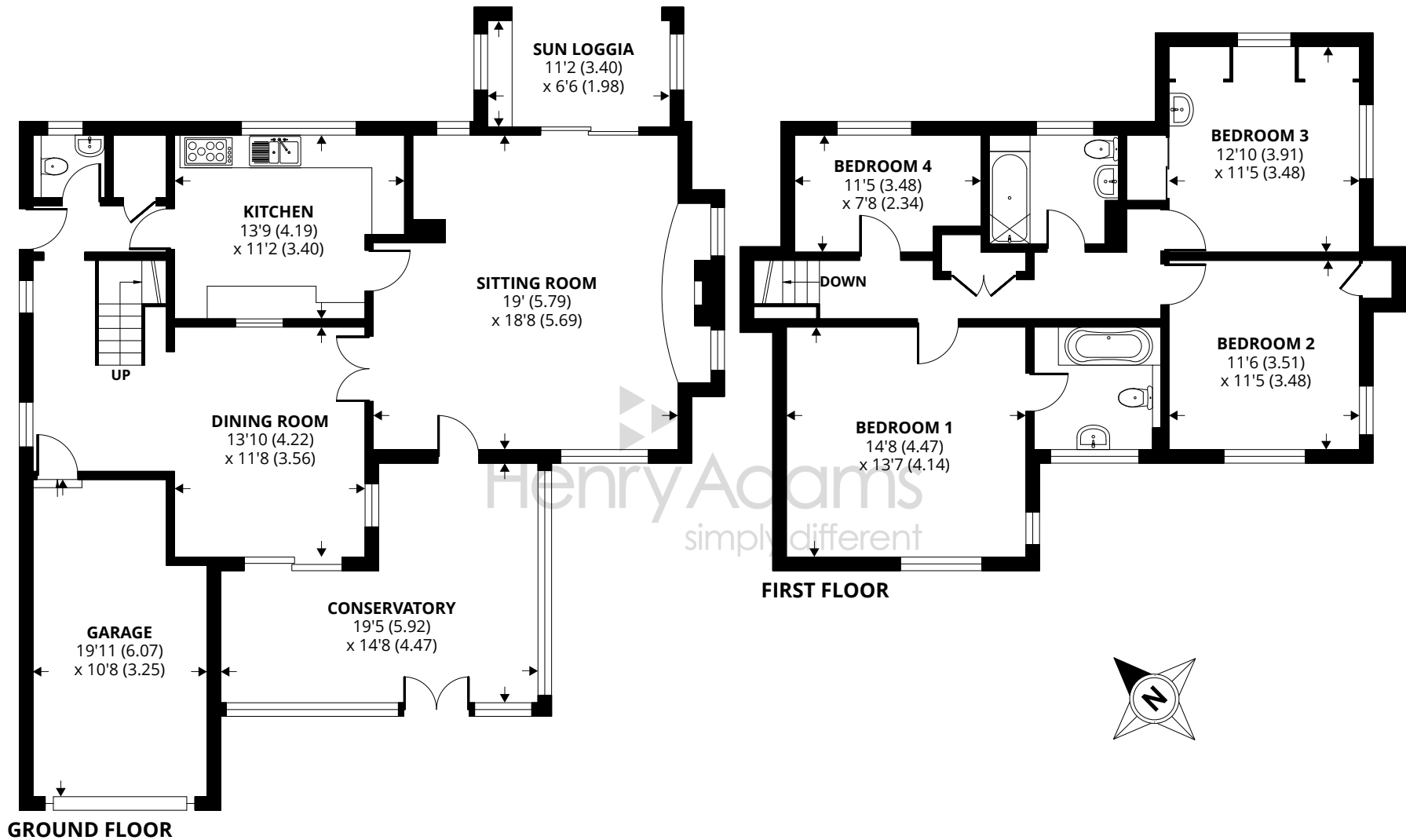












Approximate Area = 2229 sq ft / 207.1 sq m (includes garage)

For identification only - Not to scale



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.



## Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities.

## Directions

From our office in Middleton-on-Sea proceed in an easterly direction along Middleton Road and take the first turning on the right into Sea Lane. After approximately 200 yards, turn right into South Walk. Continue to the end of the road and at the junction, turn left into West Close, where the property will be found on the left hand side after a short distance. 14/08/23

Council Tax Band: F

