



23 North Avenue, Middleton-on-Sea

A detached character cottage with no onward chain.

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- ▶ **Detached Cottage**
- ▶ **Two Bedrooms**
- ▶ **Kitchen and Bathroom**
- ▶ **Southerly Rear Garden**
- ▶ **Non Traditional Construction**
- ▶ **Study/Dressing Room**
- ▶ **Ample Off-Road Parking**
- ▶ **No Onward Chain**

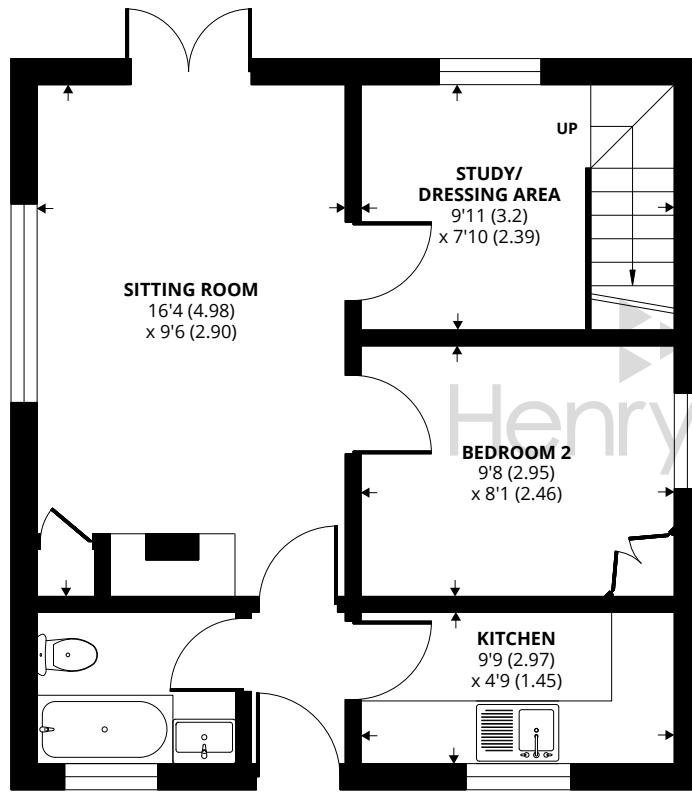
This charming two bedroom character cottage is believed to be of a non-traditional construction. Ideally situated in a quiet tucked away location offering a good level of privacy, the property is now offered for sale with the advantage of no onward chain.

Stepping inside, the accommodation measures 726 sqft and briefly comprises: entrance hall with kitchen to the right and bathroom to the left side. The centrally positioned reception room enjoys a feature fireplace and French doors to the rear garden. Also from here are doors to the second bedroom, as well as the study/dressing room which has stairs rising to the first floor where the loft conversion has created a good sized double bedroom with plenty of eaves storage.

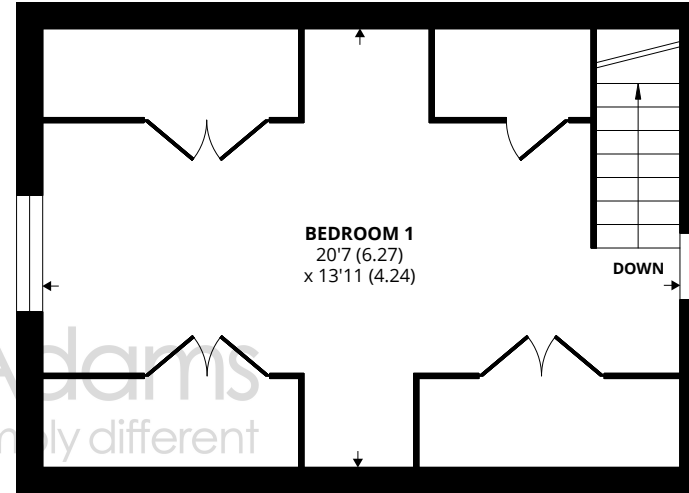
Outside, the property is approached via the driveway which provides ample parking. The southerly rear garden is of a low maintenance design, laid to areas of lawn and patio, and offers a good level of privacy.

Council Tax Band: B





GROUND FLOOR



FIRST FLOOR

Approximate Area = 726 sq ft / 67.4 sq m

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 doctors surgery, pharmacy, sports/social club, post office and a range of other useful shops. Nearby attractions include Bognor Regis golf club, sailing club and miles of beach. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 11 mile radius.

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