



16 Douglas Close, Middleton-on-Sea

A detached family home on private marine estate.



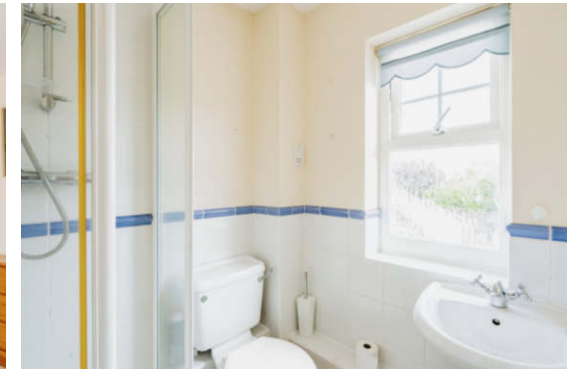
- ▶ Detached Family House
- ▶ Easy Access to the Beach
- ▶ Sitting Room and Dining Room
- ▶ 4 Bedrooms, 2 Bath/Shower Rooms
- ▶ Westerly Rear Garden
- ▶ Private Gated Estate
- ▶ Desirable Corner Plot
- ▶ Kitchen and Utility Room
- ▶ Double Garage and Driveway
- ▶ No Onward Chain

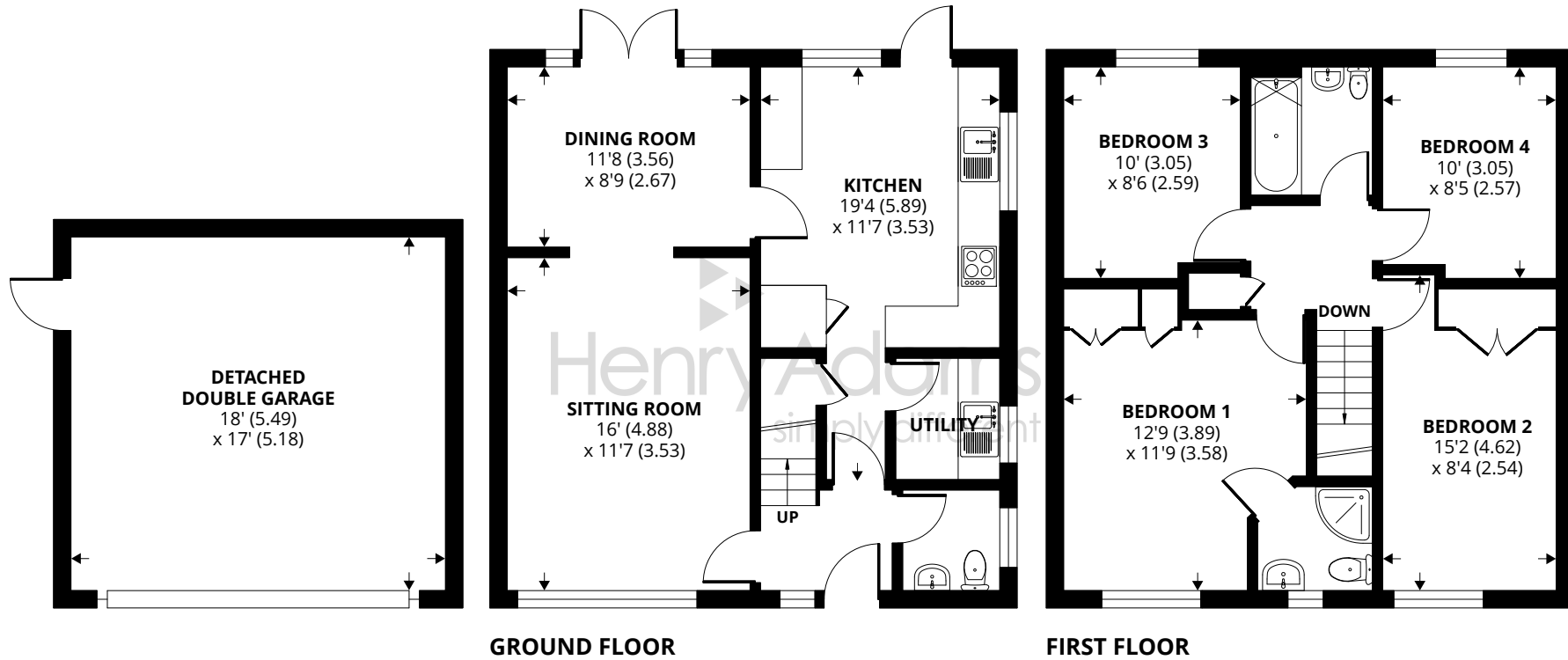
This detached family home occupies an enviable corner plot within the desirable Saxon Reach private estate. This gated development provides private access to the beach at Middleton-on-Sea. Offered for sale with the advantage of no onward chain, a rarely found double garage and a private westerly rear garden, viewing of this property is highly recommended.

The property is approached via the open plan front garden and driveway providing side-by-side parking for two vehicles in front of the detached double garage. Once inside, the property measures 1,195 sqft (excluding the garage) and briefly comprises: entrance hall with cloakroom WC and utility room. The sitting room is found at the front of the property and leads on to the dining room via an opening which could have doors installed to separate the two if desired. From the dining room, double doors lead out onto the rear garden, whilst another door leads to the kitchen, also with a view of the rear garden. These two rooms could be combined to create a more open plan kitchen/dining room if desired. The kitchen can also be accessed from the entrance hall where stairs rise to the first floor landing. All four bedrooms will be found on the first floor along with the family bathroom, whilst the principal bedroom also has fitted wardrobes and an en-suite shower room.

Private Road Charge: We understand the private road charge is currently £600 p.a., payable bi-annually.

Council Tax Band: F





Approximate Area = 1195 sq ft / 111 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1501 sq ft / 139.4 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.

Outside, the rear garden enjoys a westerly aspect and a good level of privacy. To the front of the property, the double garage has power and lighting and would make a great workshop or home gym.

Location

The Saxon Reach private estate is located in the charming village of Middleton-on-Sea and 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. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

Directions: ///admit.option.recorders

08/01/24

