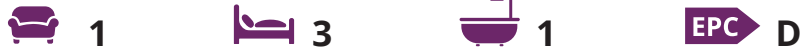




23 Priestley Way, Middleton-on-Sea

Stylish and well presented semi-detached house.



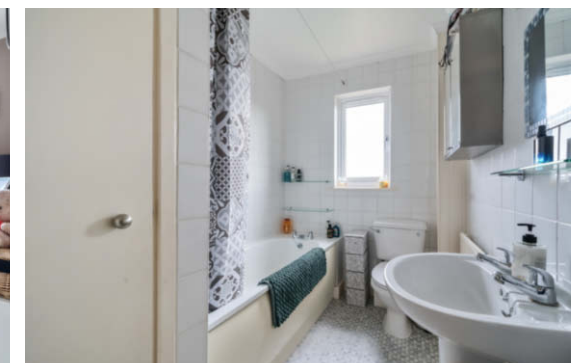
- ▶ **Well-Presented Semi-Detached House**
- ▶ **Sitting/Dining Room**
- ▶ **Three Bedrooms**
- ▶ **Enclosed Rear Garden**
- ▶ **No-Through Road Position**
- ▶ **922 Sqft inc Garage**
- ▶ **Kitchen, Bathroom and Cloakroom**
- ▶ **Double Glazing, Gas Central Heating**
- ▶ **Garage and Parking**

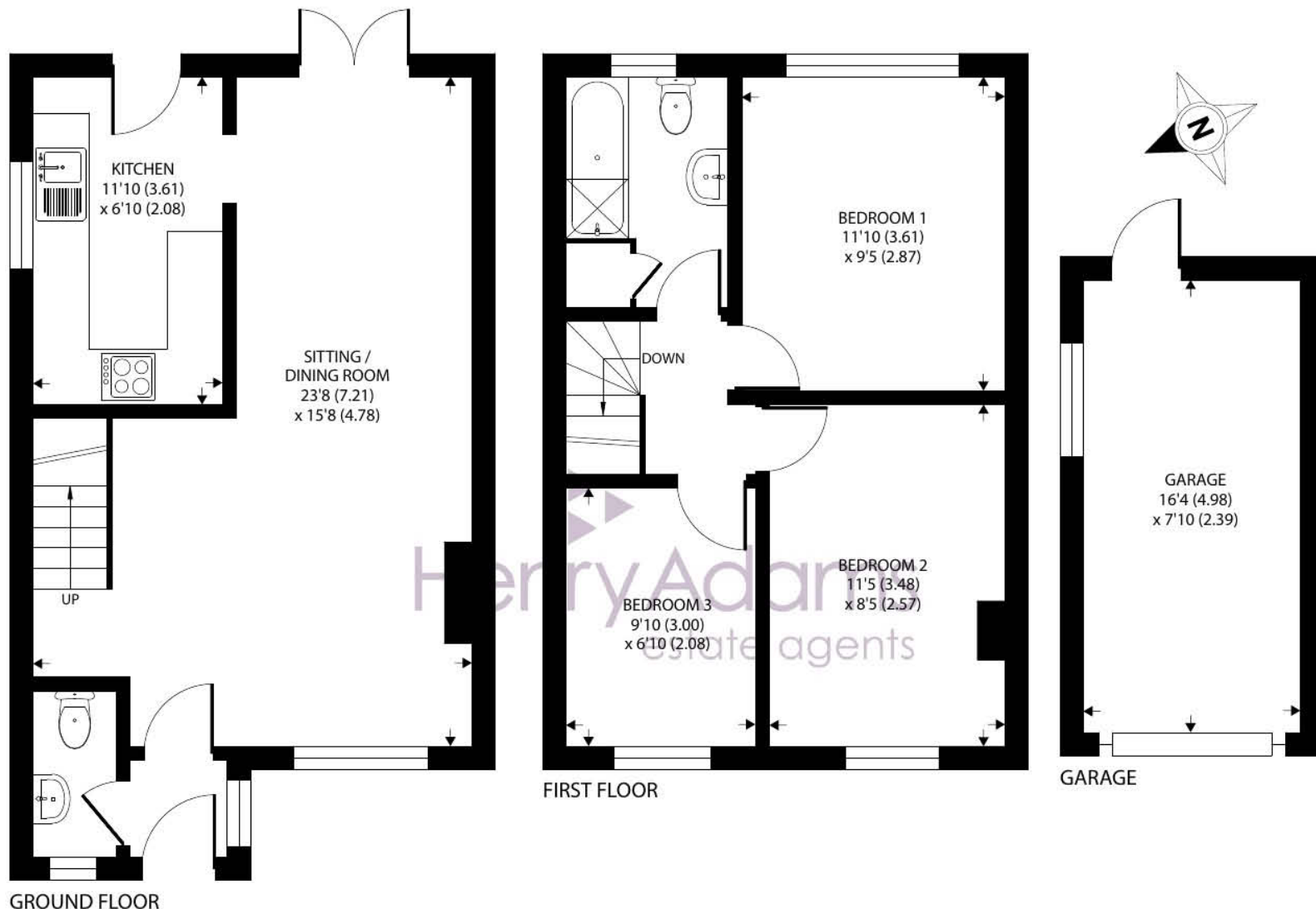
This well-presented three bedroom semi-detached house has the advantage is a quiet non-through road position, providing a peaceful and desirable setting. Upon entering, you will be immediately impressed by the size and quality of this property. The ground floor comprises a welcoming entrance lobby, leading to a spacious sitting/dining room that serves as an ideal space for both relaxation and entertaining.

The kitchen is conveniently situated adjacent to the dining area, making it easy to cater to guests or family members. It is well-equipped with modern appliances and offers ample storage space for all your culinary needs. A cloakroom completes the ground floor, offering added convenience for guests or young family.

Ascending the stairs, you will find three well-proportioned bedrooms, each providing a comfortable space for rest and relaxation. The neutral décor throughout ensures a blank canvas for personalisation. The family bathroom completes the first floor. Double glazing and gas central heating are found throughout the property, ensuring warmth and energy efficiency all year round.

Stepping outside, you will discover the enclosed rear garden which provides a high level of privacy and would be perfect for enjoying outdoor activities or hosting a barbeque. At the bottom of the garden, a door leads directly into the detached garage which has power and lighting, whilst a gate leads directly to the adjoining off-road parking space. There is also an additional parking space for visitors to use which is shared with the neighbouring property.





Priestley Way, Middleton On Sea, Bognor Regis

Approximate Area = 794 sq ft / 73.7 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 922 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1082351

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

This property benefits from an excellent location on the border of Felpham and Middleton on Sea, boasting a non-through road position that affords peace and tranquillity, making it an ideal location for families and commuters alike.

In Middleton village, there is a popular sports club, newsagents, post office, hardware store, doctors, pharmacy and convenience store. Further facilities such as a sailing club and sports centre with swimming pool and golf club can all be found in Felpham. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

Directions: [///plenty.robot.wages](http://plenty.robot.wages)

Council Tax Band: C

30/04/24

