



## 33 North Avenue, Middleton-on-Sea

A three bedroom detached bungalow in quiet private road.



- ▶ **Detached Bungalow**
- ▶ **Private, No-Through Road**
- ▶ **Three Bedrooms**
- ▶ **Potential for Modernisation**
- ▶ **753 sqft of Accommodation**
- ▶ **Corner Plot**
- ▶ **Detached Garage & Driveway**
- ▶ **No Forward Chain**

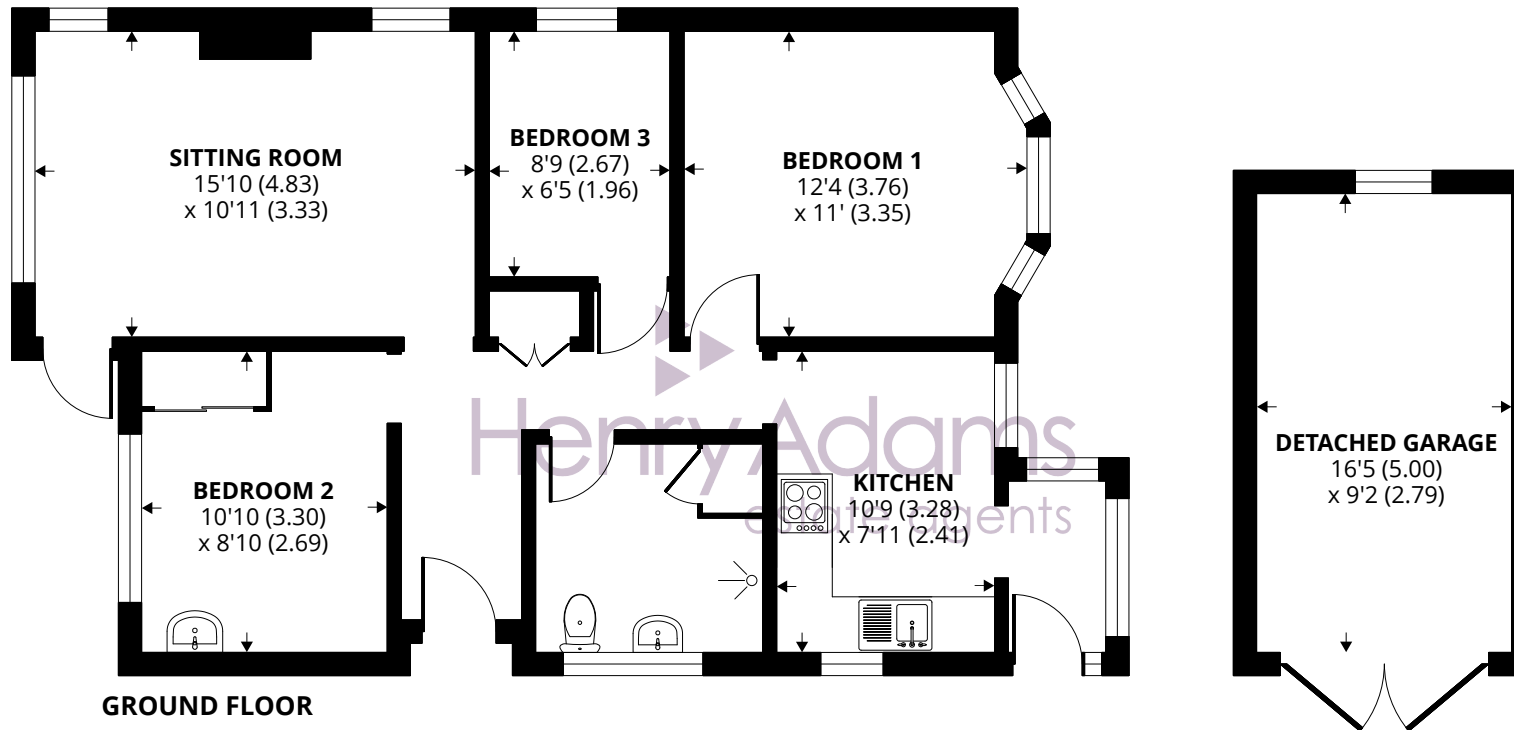
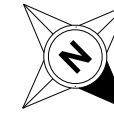
This charming 3 bedroom detached bungalow is situated within a corner plot and located within a private, no-through road, providing a tranquil and peaceful setting. The garden wraps around the property on three sides. The garage and driveway are easily accessed via the kitchen's porch door. The property benefits from double glazing and gas central heating but does require refurbishment including a new kitchen which is reflected in the low asking price.

Offered for sale with the advantage of no onward chain, the accommodation of 753 sqft (excluding garage) includes: entrance hall; two double bedrooms; single bedroom/study; sitting room with door to patio; kitchen with porch; wet room.

The property has significant loft space with good potential for converting into dormer bedroom, subject to the usual permissions.

Council Tax Band: D





Approximate Area = 753 sq ft / 70 sq m

Garage = 151 sq ft / 14 sq m

Total = 904 sq ft / 84 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

North Avenue is within reach of the local beach and shopping facilities of Middleton on Sea. The charming village centre 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.

## Directions

What 3 Words/// taskbar.hood.covenants

23/04/24

