





17 Ilex Way, Middleton-on-Sea

Beautifully presented four bedroom detached home.



- ▶ **Detached Family House**
- ▶ **Favoured Residential Location**
- ▶ **Close to Village Centre**
- ▶ **Private, South Facing Rear Garden**
- ▶ **Well Presented Throughout**
- ▶ **1,274 Sqft of Accommodation**
- ▶ **4 Bedrooms, 2 Bathrooms**
- ▶ **Garage and Driveway**

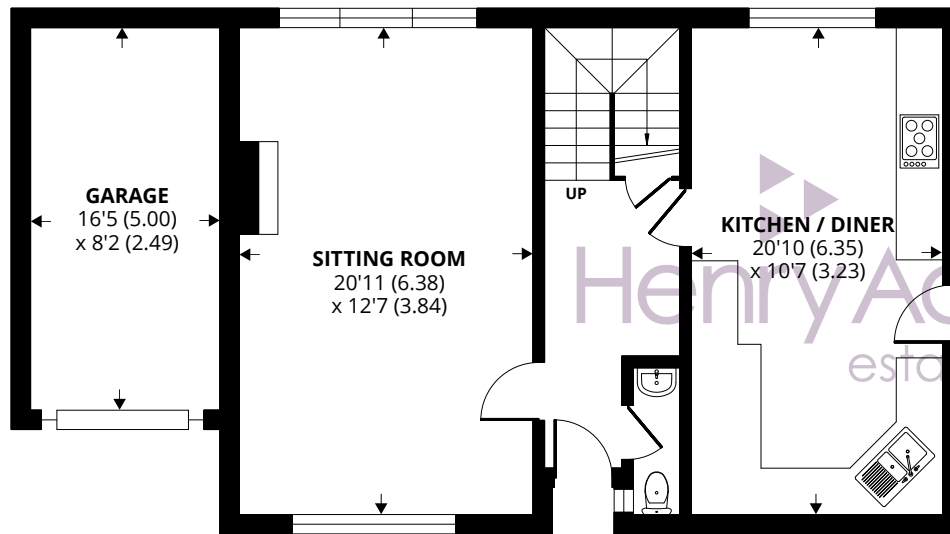
Nestled within a desirable residential location, this beautifully presented four bedroom detached family house is situated in close proximity to the village centre, boasting convenience and accessibility and enhancing its appeal to a wide range of potential buyers. Upon entering the property the accommodation measures 1,274 sqft and showcases a blend of modern design and comfortable living spaces. The well-proportioned rooms are flooded with natural light, creating a welcoming and inviting ambience throughout. Starting in the entrance hall the sitting room will be found to the left and features an attractive chimney breast and wood burning stove. This room also enjoys a dual aspect to both the front and rear of the building where doors lead out onto the garden. The kitchen/dining room also enjoys this dual aspect and comprises of modern units, ample cupboards, and a convenient layout with plenty of worktop space. This room is sure to be a gathering point for family and friends alike.

On the first floor, the property comprises four generously sized bedrooms providing ample accommodation for a growing family or those in need of extra space. Three of the bedrooms are double rooms with the fourth bedroom being a generous single room which is currently fitted out as an office with wall cupboards and fitted desk tops. In addition to the family bathroom is the en-suite shower room to the principal bedroom.

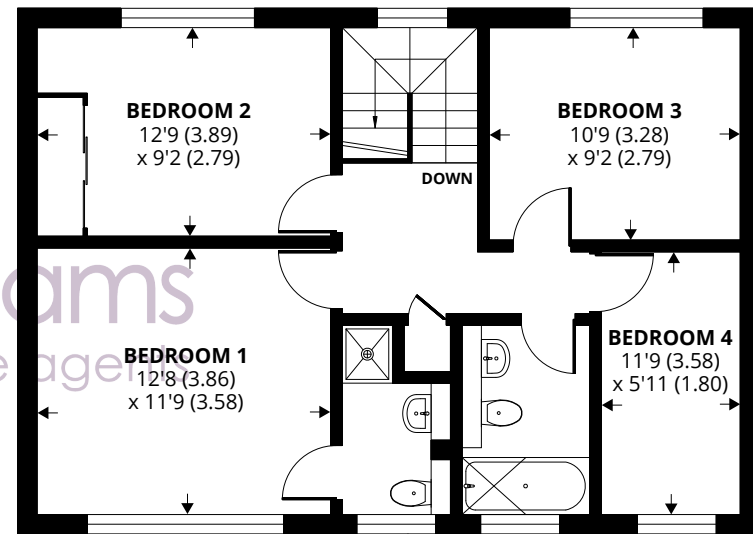








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1274 sq ft / 118.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1409 sq ft / 130.8 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 property boasts a private, south-facing garden, providing residents with a tranquil retreat to enjoy the outdoors. The well-maintained grounds offer a perfect setting for outdoor dining, gardening, or simply basking in the sunshine.

Additional features of this property include a garage and driveway, providing off-street parking and storage solutions, further enhancing the practicality and desirability of this family home.

Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham 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. 29/04/24

What3Words ///flinch.registers.disbelief - Council Tax Band: E

