





11 South Walk, Middleton-on-Sea

Detached four bedroom chalet style house situated on the desirable Sea Lane Private Estate.



- ▶ **Detached Chalet Style House**
- ▶ **Desirable Sea Lane Private Estate**
- ▶ **4 Reception Rooms**
- ▶ **Utility Room and Study**
- ▶ **2,370 Sqft of Accommodation**
- ▶ **4 Bedrooms**
- ▶ **3 Bath/Shower Rooms**
- ▶ **Double Garage and Ample Parking**

This well presented chalet-style house is located within the prestigious Sea Lane private estate, just a short walk from the beach, local shops and Middleton Sports Club. Offering a generous 2,370 sqft of accommodation, the property provides flexible and well proportioned reception rooms.

Accessed via an in/out driveway, the property provides ample off-road parking in addition to the detached double garage. Once inside the accommodation briefly comprises: front door opening into an enclosed entrance porch. From here a further door leads into the large entrance hall which has doors to all major reception rooms and the impressive spiral staircase. The reception rooms include the sizeable sitting room, double glazed conservatory on the western side of the property and a separate formal dining room which could be repurposed as a further bedroom if desired. The 22ft long kitchen has been modernised in recent years, provides ample cupboard and worktop space, and is semi open plan to a further dining area/sun room with doors on to the terrace and garden. There is also a rear lobby with utility room and a study beyond the kitchen. A ground floor bedroom with 'Jack and Jill' shower room completes the ground floor. The spiral staircase from the entrance hall rises to a good size landing with airing cupboard. The principal suite with fitted storage, opens to the bathroom area. Bedroom two, with rear aspect, is a good size double with fitted cupboard and bedroom three is a single room. There is also a family bathroom.

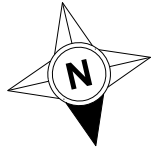




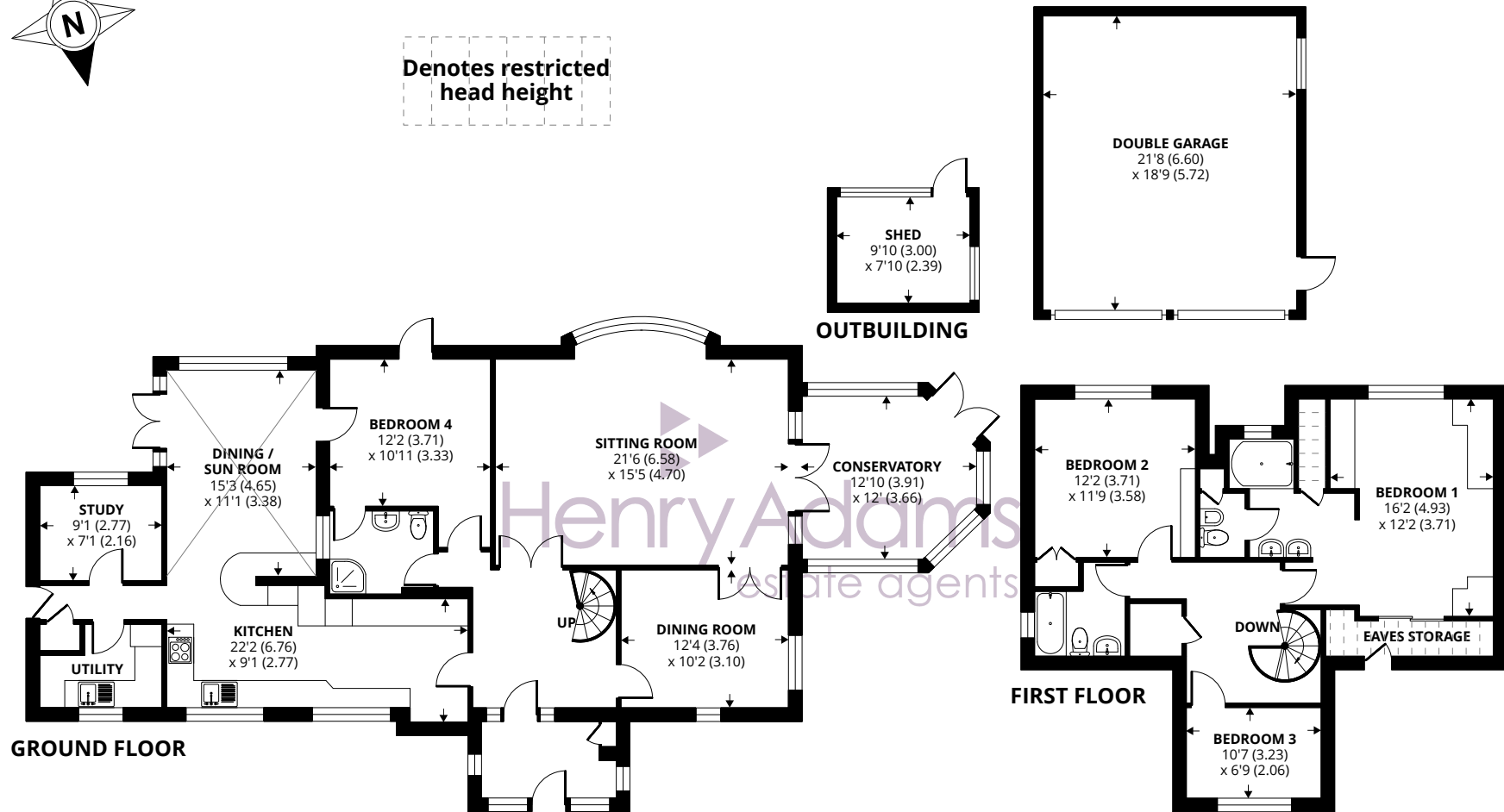
SEASIDE
TEA ROOMS
The Home of the British

LETTERS





Denotes restricted head height



Approximate Area = 2370 sq ft / 220.1 sq m (includes eaves storage)

Outbuilding & Garage = 489 sq ft / 45.4 sq m

Total = 2859 sq ft / 265.5 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 gardens wrap around the property and provide large areas of lawn, private seating areas, a good size decked area ideal for outdoor dining/seating and a pathway that runs around the perimeter of the house.

Private Estate Charge: TBC

Council Tax Band: F

Location

The development of modern Middleton began after World War I and was largely the achievement of Captain Coldicott around the early 1920's. Later development of the estate was continued by the Linfoot family but always with a preference for well spaced properties using traditional designs and materials which is still evident today. The Sea Lane estate is now recognised as an 'Area of Special Character' and is regarded as being a highly desirable location. 19/04/24

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