





The Moorings, 110 Middleton Road

Detached character house with many original features requiring modernisation and offered for sale with No Forward Chain.



- ▶ **Detached Character House**
- ▶ **Close to Village Centre**
- ▶ **4 Bedrooms, 3 Reception Rooms**
- ▶ **South Facing Rear Garden**
- ▶ **No Forward Chain**
- ▶ **Many Original Features**
- ▶ **1,722 Sqft of Accommodation**
- ▶ **Driveway and Garage**
- ▶ **Requiring Modernisation**

Having been held within the same family for some 72 years, this is a very rare opportunity to purchase such a charming detached family home which retains many original features and now requires extensive modernisation throughout. 'The Moorings' is located within the Middleton-on-Sea 'Area of Special Character', part of the prestigious Sea Lane Estate, and is now offered for sale with the advantage of having no forward chain.

The accommodation is arranged over two floors, measures 1,722 sqft and briefly comprises: entrance hall, a southerly sitting room with original feature fireplace, separate dining room, kitchen with many original features and quarry tiled floor, whilst the original garage was at some stage converted to create a further reception room. Stairs rise to the first floor where the family bathroom, separate WC and all four bedrooms will be found.

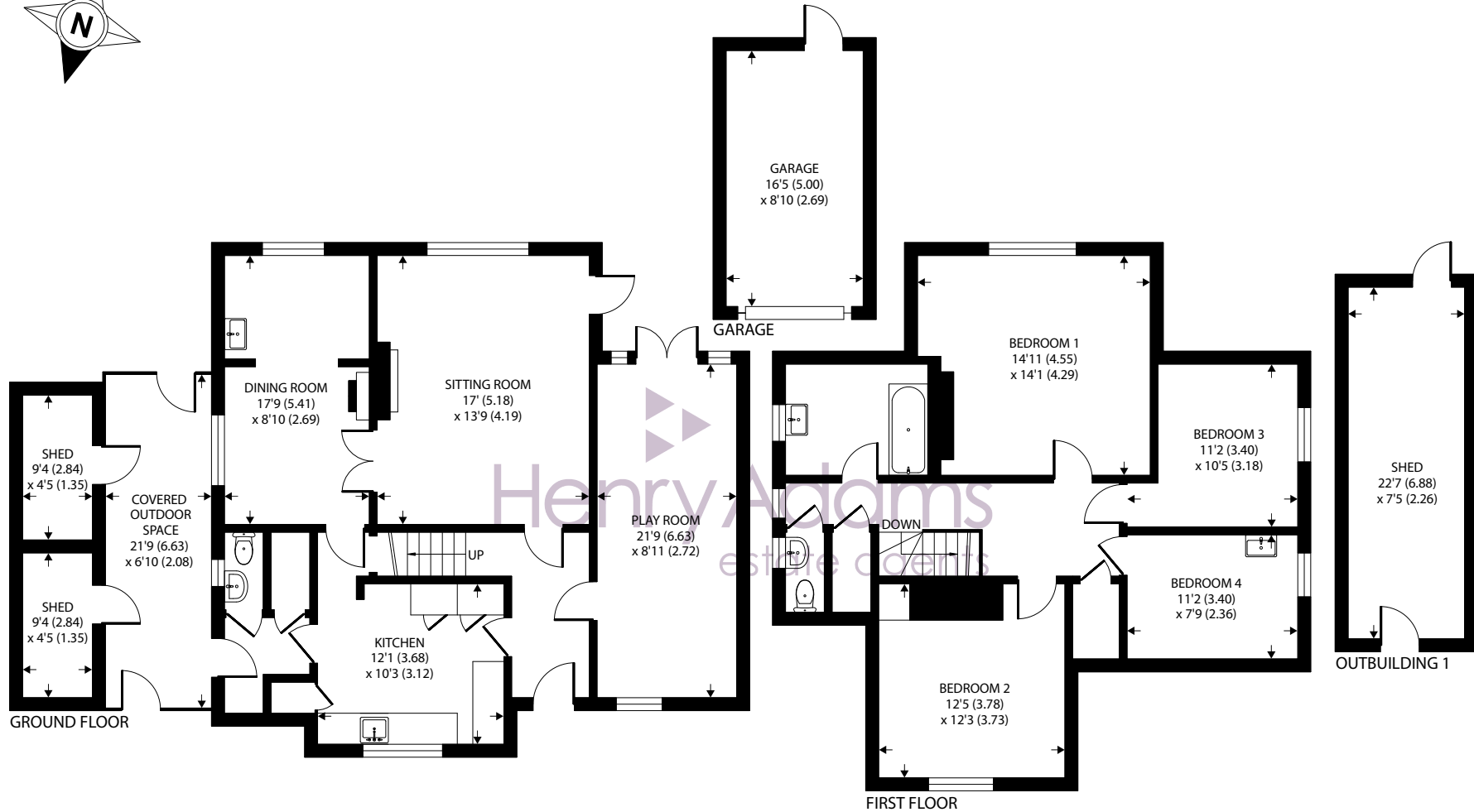
Externally, the property has both front and rear gardens. The driveway provides ample parking and leads to the detached garage which is located to the rear of the house and accessed via Merry End. The rear garden enjoys an almost due south aspect and is mainly laid to lawn with mature hedging.

Council Tax Band: E









Middleton Road, Middleton On Sea, Bognor Regis, PO22

Approximate Area = 1722 sq ft / 159.9 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 254 sq ft / 23.5 sq m

Total = 2122 sq ft / 196.9 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

The Moorings is positioned within the Middleton-on-Sea village centre and within the 'Area of Special Character'. 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 Bognor 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.

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