






40 Lane End Road, Middleton-on-Sea

Spacious detached bungalow, viewing recommended.

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- ▶ **Spacious Detached Bungalow**
- ▶ **1,277 sq ft In Total**
- ▶ **Sitting Room & Conservatory**
- ▶ **3 Generous Bedrooms**
- ▶ **Private Rear Garden**
- ▶ **No Forward Chain**
- ▶ **Wide Entrance Hall**
- ▶ **Kitchen**
- ▶ **Bathroom & W.C**
- ▶ **Driveway & Garage**

Located within a pleasant residential road of similar properties, this generously proportioned and attractive bungalow is now offered for sale with the advantage of no forward chain.

Upon entering, the wide entrance hall gives an immediate impression of space. Measuring 1,165 sq ft of accommodation (1,277 sq ft inc the garage/workshop) the bungalow briefly comprises 3 generous bedrooms with bedrooms 1 & 2 both having storage. The well proportioned sitting room opens onto the equally sizeable conservatory and garden beyond. The kitchen also enjoys a view of the rear garden and is fitted with a range of white units including integral oven, hob and extractor, and has a useful door leading to the driveway. The bathroom with separate W.C complete the accommodation.

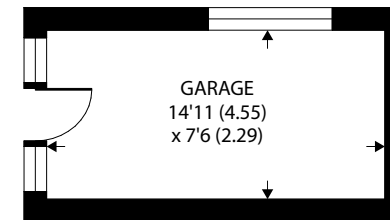
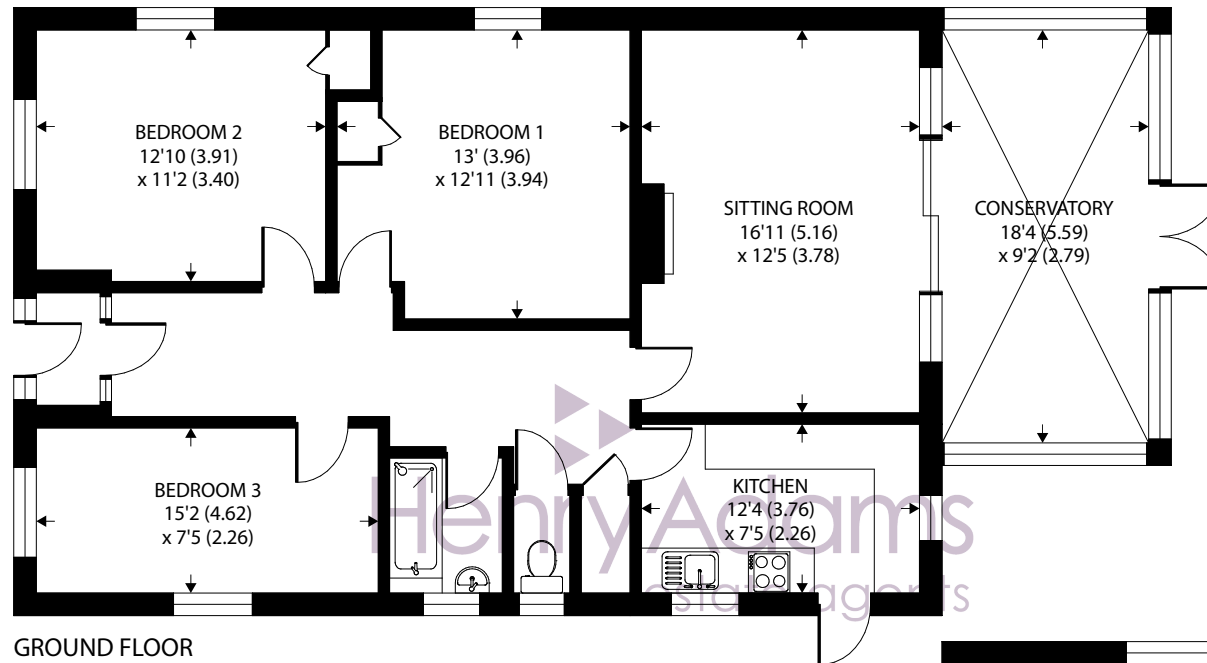
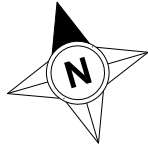
Stepping outside, the mature rear garden provides a high level of privacy, is mainly laid to lawn with established borders and trees. The driveway provides ample parking and leads to the garage which has been converted into use as a workshop.

Council Tax Band: E









Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 112 sq ft / 10.4 sq m
Total = 1277 sq ft / 118.6 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

Middleton-on-Sea 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 an unspoilt 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

What3Words: ///baseless.tactical.thud



