



11 Lodge Close, Middleton-on-Sea

Guide Price £445,000

11 Lodge Close

A modern detached bungalow with large southerly rear garden and lake.

- Modern Detached Bungalow
- Presented to a High Standard
- Quiet, No-Through Road
- 2 Bath/Shower Rooms
- Large Kitchen-Dining Room
- Driveway & Garage
- Southerly Rear Garden including Lake
- Approx. Plot Size 0.25 Acres
- No Forward Chain

Located within a tranquil no-through road not far from the beach, this modern three bedroom detached bungalow is very well presented with tasteful décor throughout. Boasting a generous plot size of approximately 0.25 acres, this property offers the unique feature of having its own lake!

The property measures 1,126 sqft including the garage and briefly comprises: Storm porch with spacious entrance hallway. Doors from the hallway lead to the family bathroom and all three bedrooms. Two of the bedrooms are doubles with the principal bedroom enjoying built-in wardrobes, a view of the garden and a modern en-suite shower room providing a touch of luxury and convenience. The well proportioned kitchen-dining room boasts space for a dining table, plenty of storage and worktop space, along with a door leading to the rear garden and driveway.

Cont







Lodge Close, Bognor Regis

Approximate Area = 973 sq ft / 90.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2024. Produced for Henry Adams. REF: 1195778

Further enhancing the appeal of this property is the generously sized sitting room. Natural light floods in through the southerly windows, creating a bright and inviting atmosphere overlooking the garden which can be accessed via the sliding door.

Outside, the property continues to impress with a southerly rear garden that provides a serene retreat for outdoor living. A highlight of the garden is the picturesque lake, which acts as a balancing lake for the local area and provides the perfect setting for model boating or enjoying the various wildlife and birdlife that visit. The garden also includes an area of 'orchard' with various fruit trees. To the front of the property, the driveway and garage offer ample parking and storage space.

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.

What3Words ///lush.resonated.noises

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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