





Sundale End, 4 Friary Close

Stunning four bedroom detached house in Middleton-on-Sea in show home condition.



- ▶ **Detached House**
- ▶ **Four Bedrooms**
- ▶ **Family Room/Bar**
- ▶ **Generous Sitting Room**
- ▶ **West Facing Garden**
- ▶ **1,749 Sqft of Accommodation**
- ▶ **En-Suite Shower Room**
- ▶ **Kitchen/Dining Room**
- ▶ **Immaculately Presented**
- ▶ **Driveway**

This immaculately presented detached house, offers a perfect blend of elegance and modern comfort. Located in a desirable area, this home is ideal for families and is most convenient for the shops in Middleton-on-Sea.

Upon entering, you are greeted by a welcoming ambience that flows seamlessly throughout the home. The family room/bar is a versatile space that can easily cater to various needs, whether relaxing with loved ones or entertaining guests. In addition, it opens to both the front and rear gardens. The adjoining kitchen/dining room is well equipped with modern appliances and ample counter space, making it an ideal spot for hosting gatherings. The generously proportioned sitting room exudes warmth and charm and overlooks the rear garden.

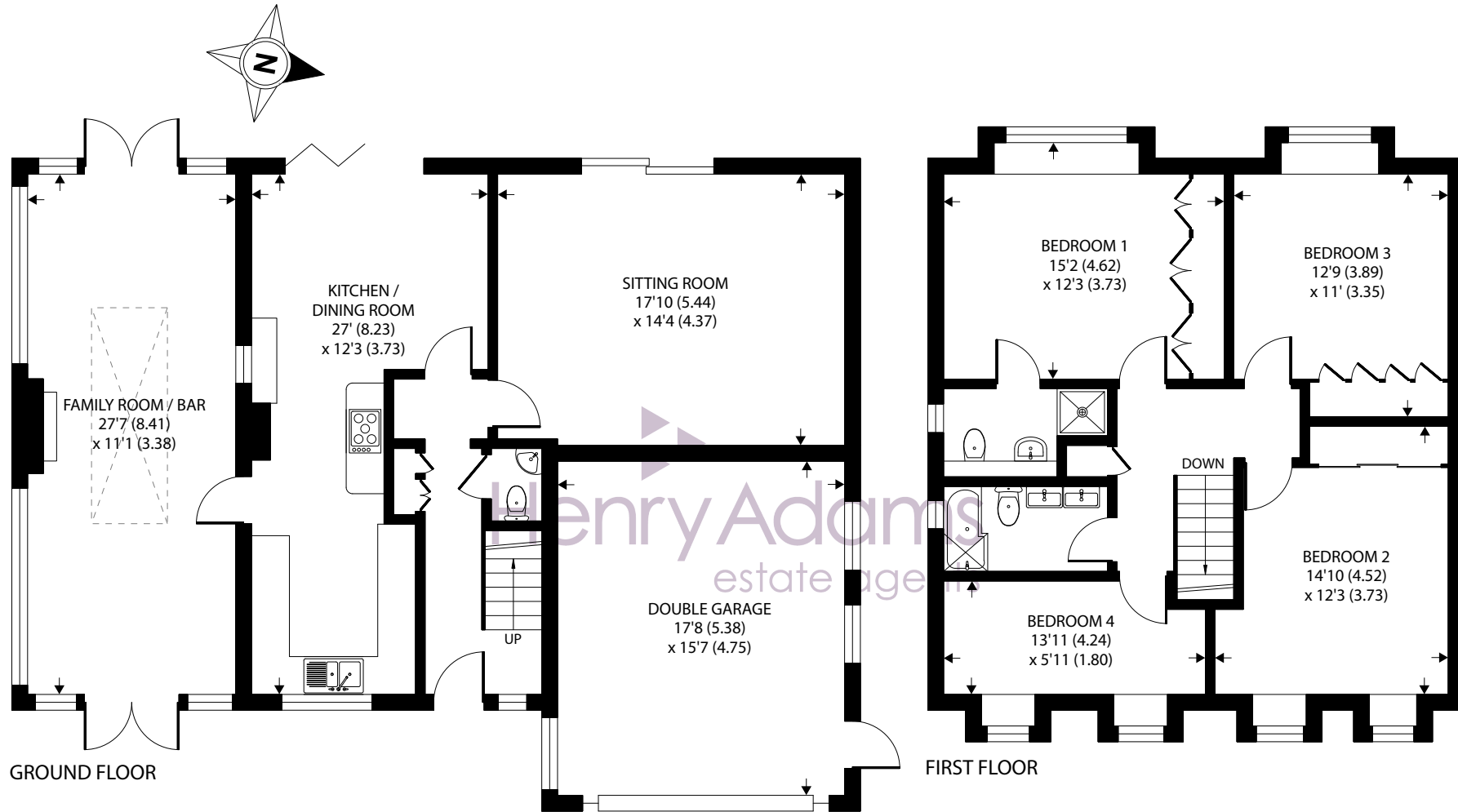
Upstairs, the four bedrooms offer comfortable accommodation, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms, which are all a good size.

This property benefits from a west facing garden with a high degree of privacy and features a driveway leading to a double garage, which has been partially converted to offer an additional reception room and WC. This area could be reverted back to a double garage if desired.









Approximate Area = 1749 sq ft / 162.5 sq m
 Garage = 268 sq ft / 24.9 sq m
 Total = 2017 sq ft / 187.4 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 charming village of Middleton-on-Sea offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, cafe, fish and chip shop and a pub. Nearby attractions include Bognor Regis 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.

Council Tax Band: E

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