





7 Lane End Road, Middleton-on-Sea

An attractive home, close to the beach.



- ▶ **Immaculate Detached House**
- ▶ **2 Double Bedrooms**
- ▶ **Sitting Room with Wood Burner**
- ▶ **Conservatory**
- ▶ **Garden Office/Workshop**
- ▶ **1,231 Sqft of Accommodation**
- ▶ **2 Shower Rooms**
- ▶ **Open Plan Kitchen-Dining Room**
- ▶ **Large Private Rear Garden**
- ▶ **Planning Permission to Extend**

This immaculately presented detached house offers contemporary comfort and timeless charm. With approximately 1,231 sqft of accommodation, this property offers spacious open-plan living and a generous garden, ideal for modern life. Located in a sought-after area, it is within close proximity to a range of local amenities, including shops, schools, transport links, and of course, the beach!

Upon entering, the accommodation briefly comprises: entrance hall with doors to both the kitchen-dining room to the front of the property, and the sitting room to the rear. The open-plan and fully integrated kitchen-diner offers ample store cupboards and worktop space including the breakfast bar. The generously proportioned sitting room is a focal point of the home, featuring a charming wood burner and doors leading out to the conservatory. In addition, a side extension provides a lobby area giving access to both a modern shower room and toilet, as well as a door leading to the front of the property via a covered area which has power and lighting, ideal for bike/motorbike storage.

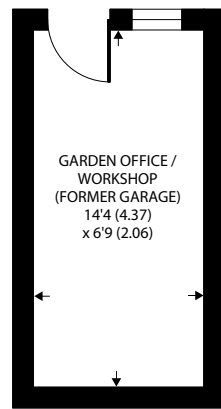
Stairs from the entrance hall rise to the first floor landing where the recently replaced shower room and both double bedrooms will be found. Both bedrooms have access to the eaves spaces for easy storage.

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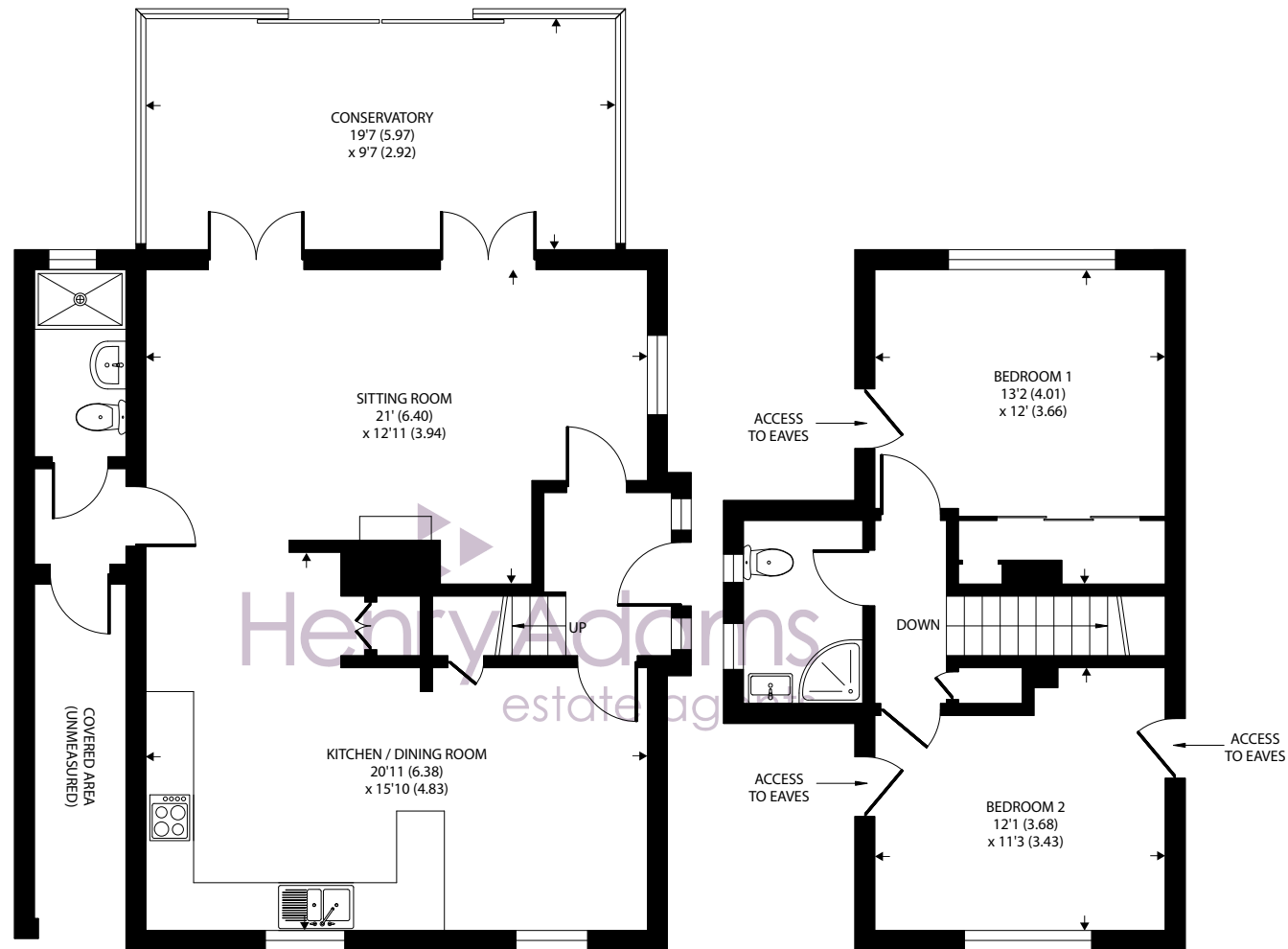








OUTBUILDING



GROUND FLOOR

FIRST FLOOR

Approximate Area = 1231 sq ft / 114.3 sq m (excludes covered area)

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1329 sq ft / 123.4 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.

Outside, the property offers ample off-road parking, ensuring convenience for multiple vehicles. The generous rear garden provides a good level of privacy, perfect for enjoying the fresh air and outdoor activities. The former garage has been converted to offer additional space for a potential home office or workshop and has both power and lighting.

Please note: The property has granted planning permission for a rear, single story extension to replace the current conservatory. Please visit <https://www.arun.gov.uk/planning-application-search/> reference:M/78/23/HH for further details.

Council Tax Band: D

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22/11/24



