



6 Harefield Gardens, Middleton-on-Sea

Guide Price £275,000

 **Henry Adams**  
estate agents

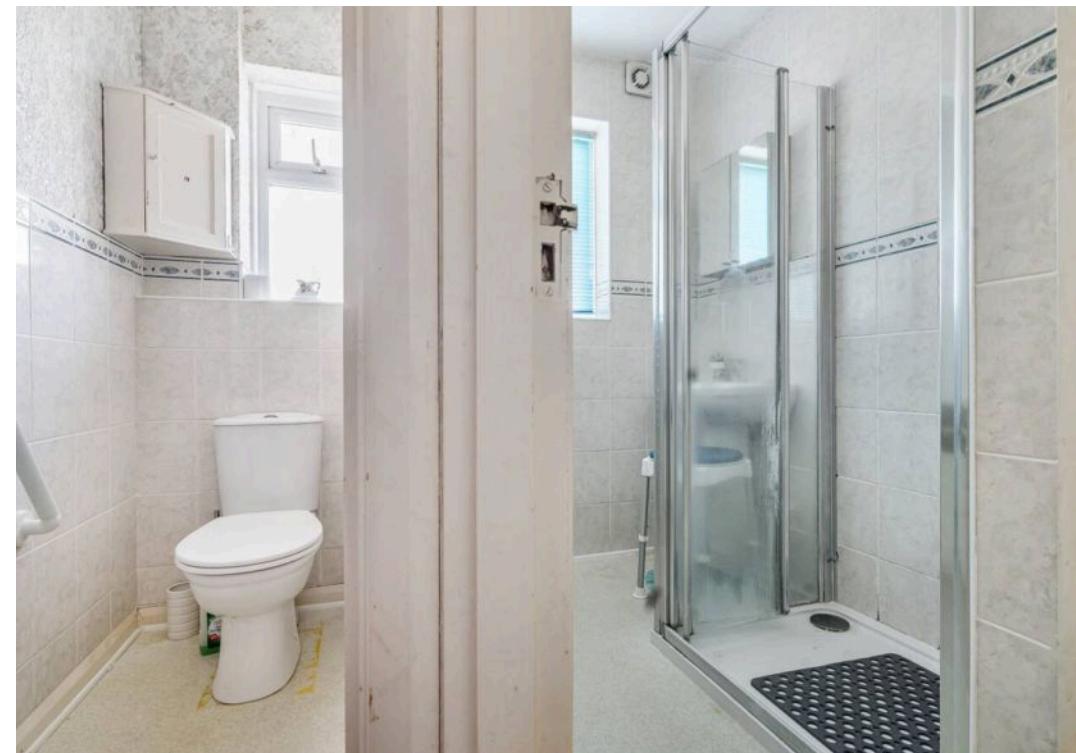
## 6 Harefield Gardens

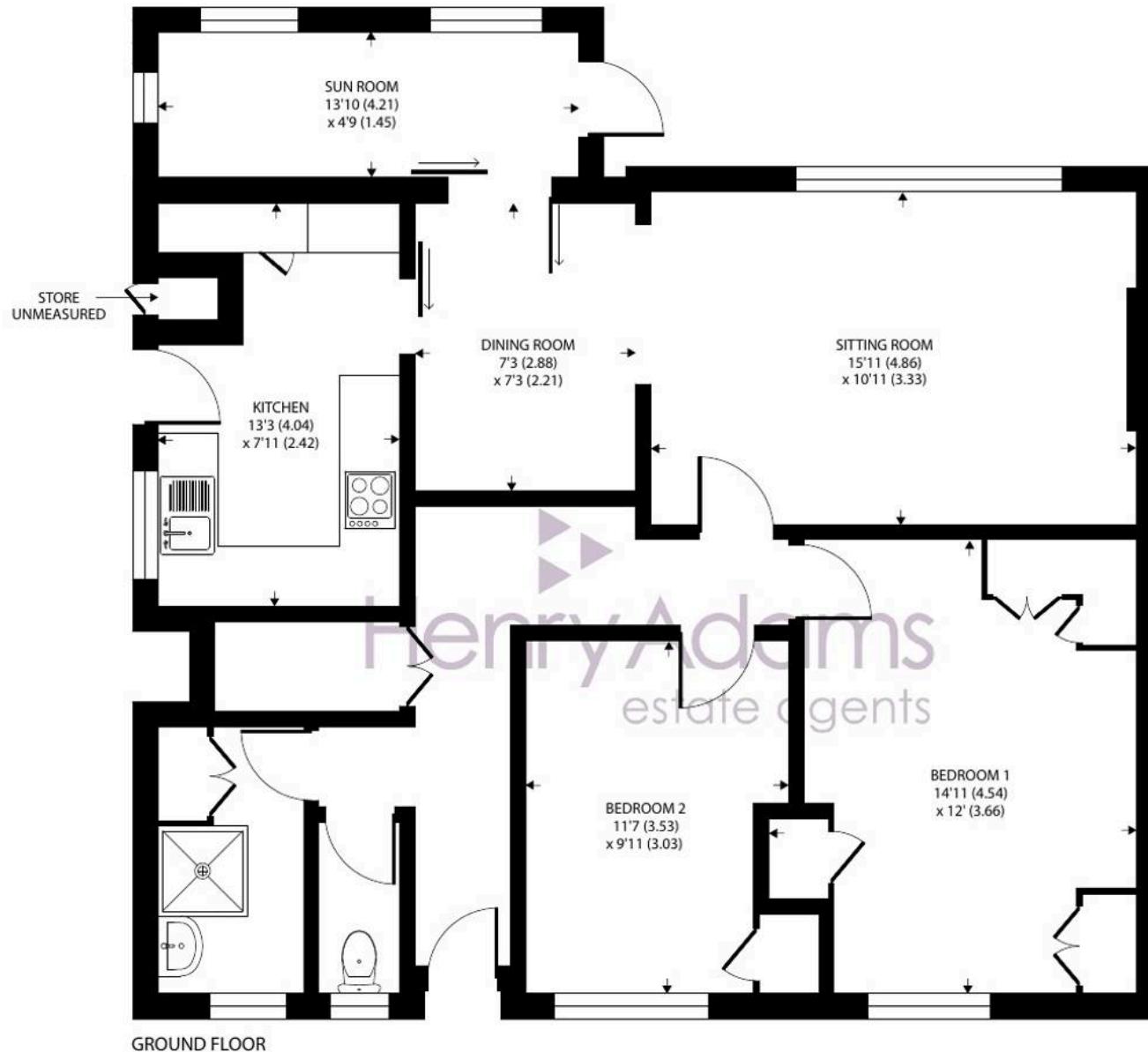
- Purpose Built Apartment
- Ground Floor Position
- 897 Sq Ft of Accommodation
- Two Double Bedrooms
- Sitting Room, Dining Room & Sun Room
- Kitchen & Shower Room
- Gas Central Heating & Double Glazing
- Delightful Communal Gardens
- Private Estate Location
- No Onward Chain

This purpose built, ground floor apartment is located within a quiet cul-de-sac on the desirable Harefield Private Estate, perfect for those seeking a peaceful retreat, all within easy reach of local village facilities. Now offered for sale with the advantage of no onward chain, this home is ready and waiting for its new owners to move in and make it their own as it now offers some scope to modernise and personalise to suit individual taste.

With its convenient ground floor position providing ease of access, this property boasts an impressive 897 sq ft of accommodation, briefly comprising two double bedrooms both with built-in storage, three separate reception areas - sitting room, dining room, and sun room, and all with a southerly aspect providing plenty of light. The kitchen and shower room complete the accommodation.







GROUND FLOOR

## Harefield Gardens, Middleton On Sea

Approximate Area = 897 sq ft / 83.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
Produced for Henry Adams. REF: 1350210

The delightful communal gardens surrounding the property add a touch of tranquillity and greenery, creating a serene environment that enhances the overall living experience. Situated in a private estate location, this property offers a sense of exclusivity and security, perfect for those seeking a peaceful and secure living environment. Communal parking is available within the close.

The Harefield Private Estate is located within a short distance of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words://skunks.frost.backfired

Tenure: We understand the lease is from 17/02/2005 to 25/03/2152.

Maintenance Charge: We understand the estate maintenance cost in 2025 was £484.93. Next due September 2026.

Ground Rent: We understand the annual ground rent is paid half yearly. The annual cost in 2025 was £100. Next due 24/03/2026.

Buildings Insurance: We understand the annual cost in 2025 was £170.75. Next due September 2026.

Tenure: Leasehold & Council Tax Band: C

EPC Energy Efficiency Rating: C





## Henry Adams - Middleton on Sea

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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.