



Flint Cottage, 38 Sea Lane, Middleton-On-Sea

Starting Bid £675,000

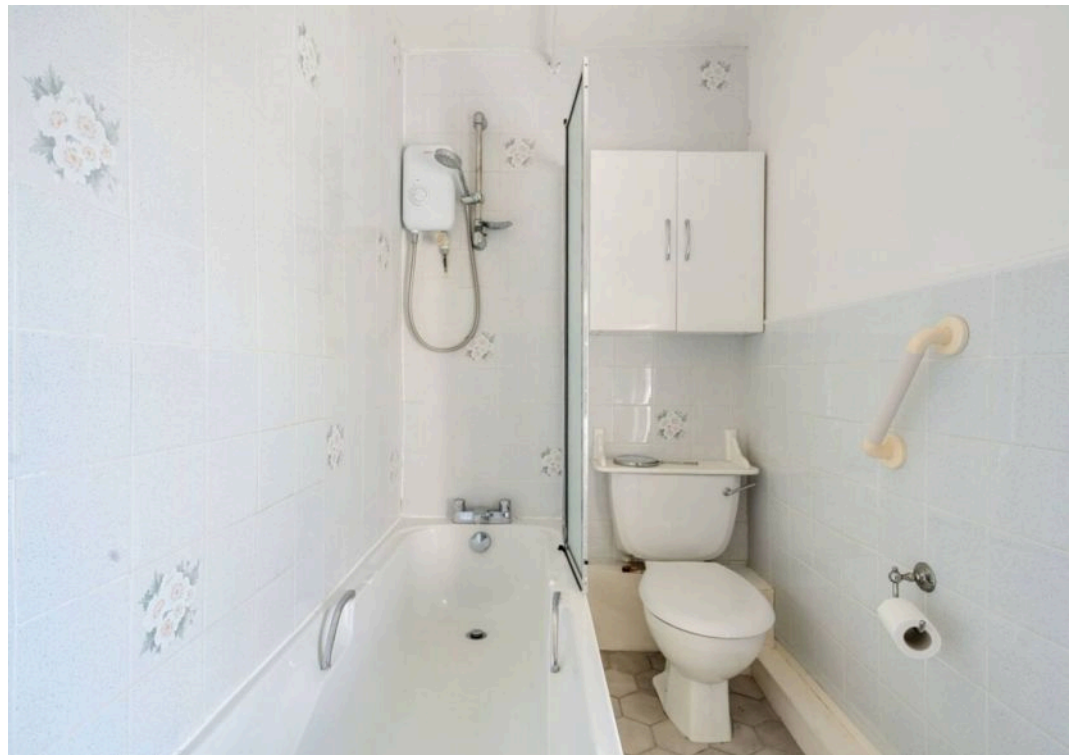
Flint Cottage, 38 Sea Lane

- Detached Character House
- Grade II Listed
- Desirable Private Estate
- Within Yards of the Beach
- No Onward Chain
- Three First Floor Bedrooms & Two Reception Rooms
- Secure Driveway & Double Garage
- Recently Replaced Roof
- Delightful Gardens

Flint Cottage is a handsome Grade II listed residence believed to date from the 1840's. This property is situated in an enviable location on the private Sea Lane Estate, within the designated 'area of special character', and just a 'stones throw' of the beach making it an ideal holiday home or main residence. This property is now offered for sale with the advantage of no onward chain and provides the new owners with a blank canvas for modernising and improving the property. However, the property has been recently re-roofed, the sash window part renovated and much of the previous cosmetic decoration stripped back to bare walls and ceilings by the current owners.

The accommodation measures 1,450 Sq Ft (1,894 Sq Ft in total including the outbuildings and double garage) and briefly comprises: on the ground floor, an entrance lobby with cloakroom/WC, sitting room, separate dining room, inner hall/study area and lastly the kitchen. On the first floor, there are three bedrooms and a bathroom/WC.



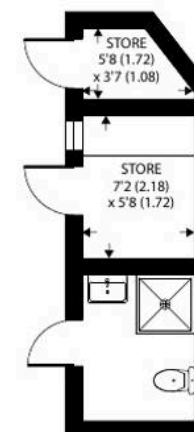




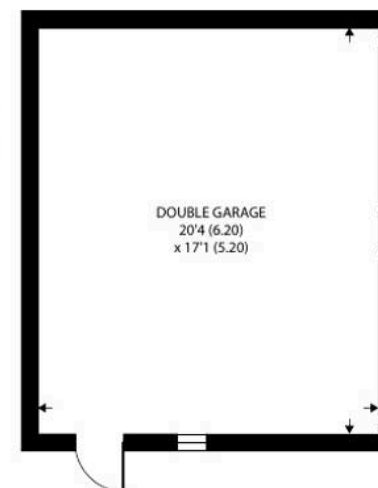
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2 / 3



Sea Lane, Middleton-on-Sea, Bognor Regis

Approximate Area = 1450 sq ft / 134.7 sq m

Garage = 347 sq ft / 32.2 sq m

Outbuildings = 97 sq ft / 9 sq m

Total = 1894 sq ft / 175.9 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1255709

Outside, the gardens are a notable feature of the property and enclose the property to three sides. There are lawned areas, a vegetable garden and courtyard garden, which enjoys a south-westerly aspect. There is also an outbuilding for storage, which contains a utility area, shower room/WC and garden shed. Accessed off Sea Way is a driveway providing parking and which leads to a double garage via the remote roller door which provides added security.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

Situated on the popular Private Sea Lane Estate, close to the heart of Middleton-on-Sea centre and only fifty yards or so of the beach. The village of Middleton offers a range of local facilities including a sports/social club, post office, newsagents and a range of other useful shops. Nearby Felpham offers a range of amenities including a leisure centre with swimming pool, golf club and various other shops.

Private Estate Charge: We understand the private estate charge is £190 p.a. (Annual Residents' Association Fee).

What3Words [///weds.hoot.reward](https://weds.hoot.reward)

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.