



10 Ancton Close, Middleton-on-Sea

Guide Price £475,000

 **Henry Adams**
estate agents



10 Ancton Close

- Detached House
- 1,695 Sq Ft in Total
- Generous Plot Approx. 0.2 Acres
- Delightful Views Across Fields
- Sitting Room & Dining Room
- Conservatory
- Ground Floor Bedroom
- Two First Floor Bedrooms
- Bathroom plus Separate WC
- Double Garage & Ample Parking

This three bedroom detached house is situated on a generous plot in a small, quiet cul-de-sac just off of a private country lane, offering a peaceful setting while remaining within easy reach of the beach. The location provides a practical balance between coastal living and the privacy of a semi-rural environment.

The property is approached via a generous front garden, mainly laid to lawn with established hedging, plants and shrubs and offers ample off-road parking. Internally, the house has a comfortable, cottage style feel. The sitting room features an attractive brick fireplace and leads through to the adjoining dining room, creating a functional and well-connected living space.

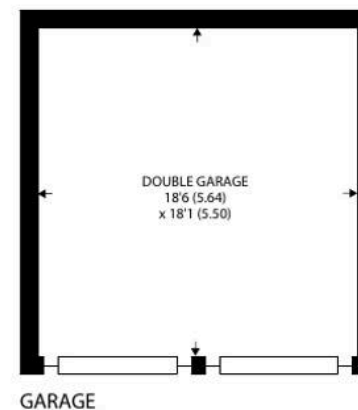
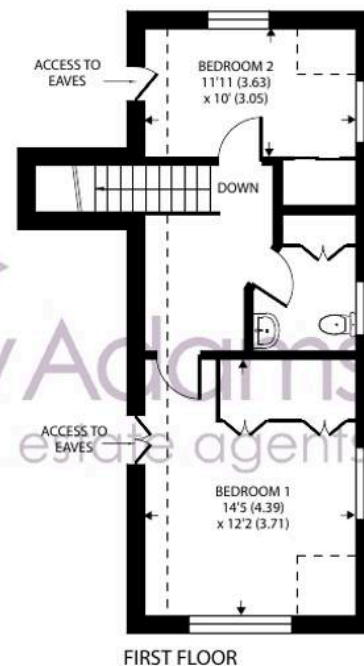
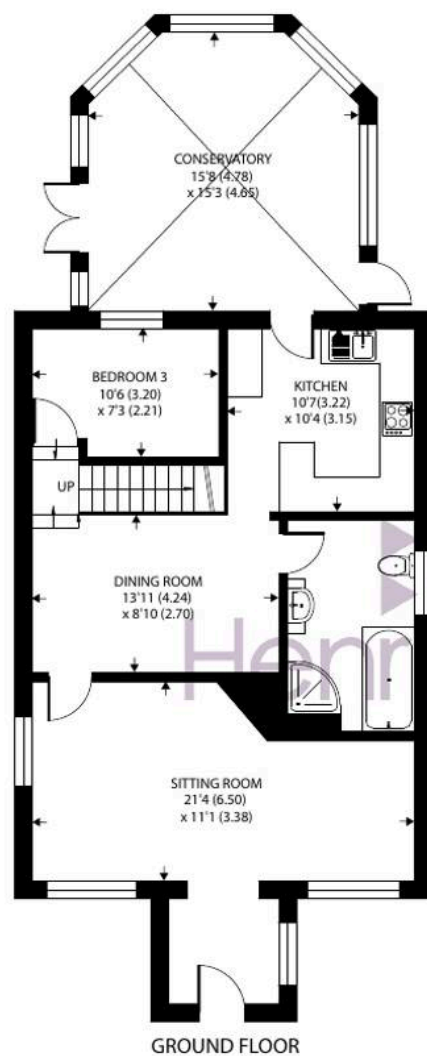
The kitchen is fitted with shaker style units and includes an integrated slimline dishwasher, cooker and space for a fridge/freezer. To the rear of the property, a good sized conservatory overlooks the garden and provides additional space suitable for seating and entertaining.

Cont









Ancton Close, Bognor Regis

Approximate Area = 1301 sq ft / 120.8 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Garage = 334 sq ft / 31 sq m

Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026.
Produced for Henry Adams. REF: 1402042

There are three bedrooms in total. Bedroom three is located on the ground floor and benefits from proximity to the bathroom, while the remaining two bedrooms are on the first floor next to a well appointed WC. The principal bedroom includes fitted wardrobes and additional eaves storage.

The rear garden is well maintained and bordered by mature trees and shrubs, offering a good degree of privacy. The property also enjoys open views across neighbouring fields and further benefits from a double garage.

The charming village of 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 ///straying.monkeys.nodded

Estate Charge: We understand the estate charge is currently £150 p.a. and increasing to £200 in April 2026.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.