



22 Meadow Walk, Middleton-on-Sea

Guide Price £410,000

22 Meadow Walk

- Detached Bungalow
- 1,429 Sq Ft Accommodation
- Three Bedrooms
- En-Suite to Main Bedroom
- Two Single Garages
- Ample Parking
- Generous Accommodation
- No Onward Chain

Situated on a delightful residential road, this well appointed bungalow presents a superb opportunity for those seeking coastal living with easy, single-level accommodation. Available with no onward chain, the property also benefits from the unusual advantage of having two driveways and two single garages. Upon entering the property, the principal living areas are arranged to the right. A welcoming **sitting room** and a generous kitchen/dining room both enjoy an outlook of the garden, with the kitchen/diner opening directly into the light-filled conservatory.

The bungalow features three well-proportioned bedrooms. Bedroom one includes fitted wardrobes and is complemented by a private en-suite shower room. Bedroom two also benefits from fitted wardrobes, while bedroom three would make an ideal office or hobbies room. The main bathroom will be found along the hall.

Externally, the home continues to impress. The front garden is predominantly open-plan and lawned, with driveways running along both sides of the property, each leading to a single garage with power and light.









GROUND FLOOR

Meadow Walk, Bognor Regis

Approximate Area = 1137 sq ft / 105.6 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 1429 sq ft / 132.7 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). © natchecom 2025. Produced for Henry Adams. REF: 1387084

The rear garden enjoys a westerly aspect, offering afternoon and evening sunshine, with an additional garden area extending along the side of the property, where there is access to the rear of the garage and a timber shed.

A particularly useful feature is the extra piece of land acquired by the current owners, reached through a gate leading off one of the driveways. This provides an excellent discreet area for storing bins or outdoor equipment.

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 ///sings.clogging.crunchy

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.