



61 Lane End Road, Middleton on Sea

Guide Price £399,950

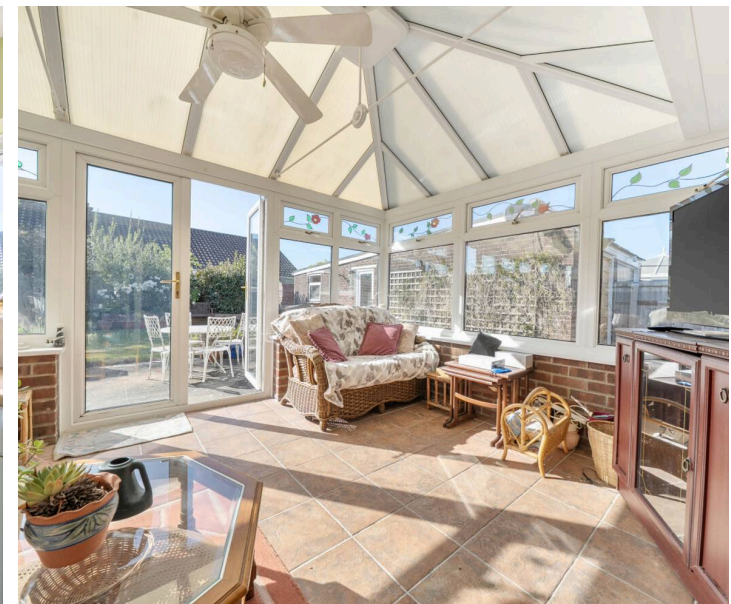
61 Lane End Road

- Detached Bungalow
- 1,210 Sq Ft in Total
- No Forward Chain
- 3 Bedrooms
- Living Room & Conservatory
- Bathroom & Separate WC
- Private, Westerly Garden
- Driveway, Garage, Store & Workshop
- Pleasant Residential Road

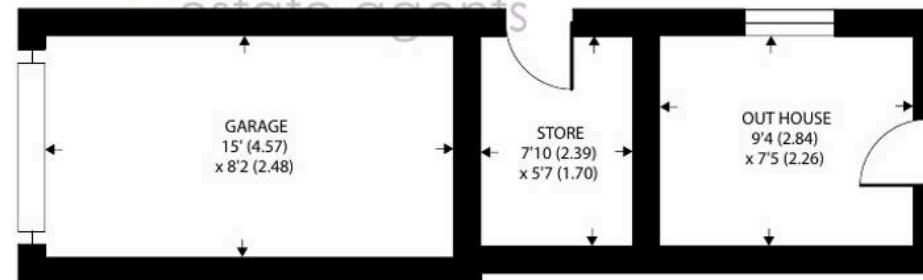
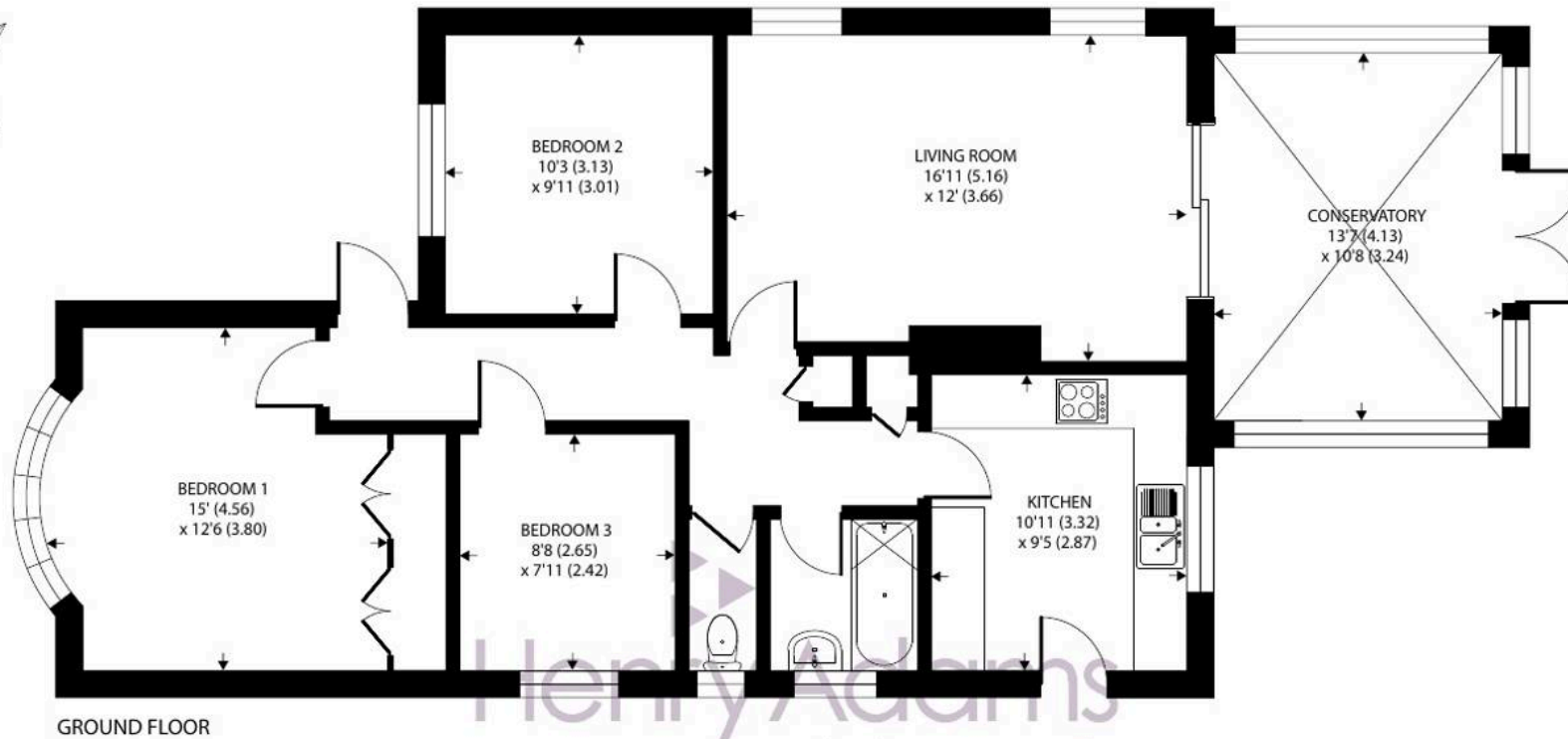
Situated on a delightful residential road, this well-proportioned bungalow presents a superb opportunity for those seeking coastal living with easy, single-level accommodation. Now for sale with the advantage of with no onward chain, the property also benefits from a private westerly rear garden and a useful store and workshop behind the garage.

The accommodation measures 1,210 sq ft and briefly comprises: three well-proportioned bedrooms towards the front and middle of the property, whilst at the rear of the property is the kitchen overlooking the rear garden and living room which leads on to the generous conservatory. Bedroom one has a feature bay window and a range of fitted wardrobes. The bathroom completes the accommodation and is complemented by a separate WC.

Outside, the front garden is predominantly open-plan and lawned, with the driveway leading to a single garage set into the rear garden. Behind the garage are a brick built store room and a further brick built workshop. The rear garden enjoys a westerly aspect, offering afternoon and evening sunshine and provides a high level of privacy.







Lane End Road, Bognor Regis

Approximate Area = 973 sq ft / 90.3 sq m

Garage = 122 sq ft / 11.3 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 1210 sq ft / 112.2 sq m

For identification only - Not to scale



Lane End Road is located to the east 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 ///eyeful.hothouse.fended

Council Tax band: D

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.