



## 58 Sea Way, Middleton-On-Sea

Guide Price £795,000



## 58 Sea Way

- Detached Character Residence
- Desirable Sea Lane Private Estate
- Approx. 200 ft to the Beach
- No Onward Chain
- 2,152 Sq Ft of Adaptable Accommodation
- 4/5 Bedrooms, 3/4 Reception Rooms
- 3 Bath/Shower Rooms
- Requires Modernisation
- Plot Size of 0.37 Acres

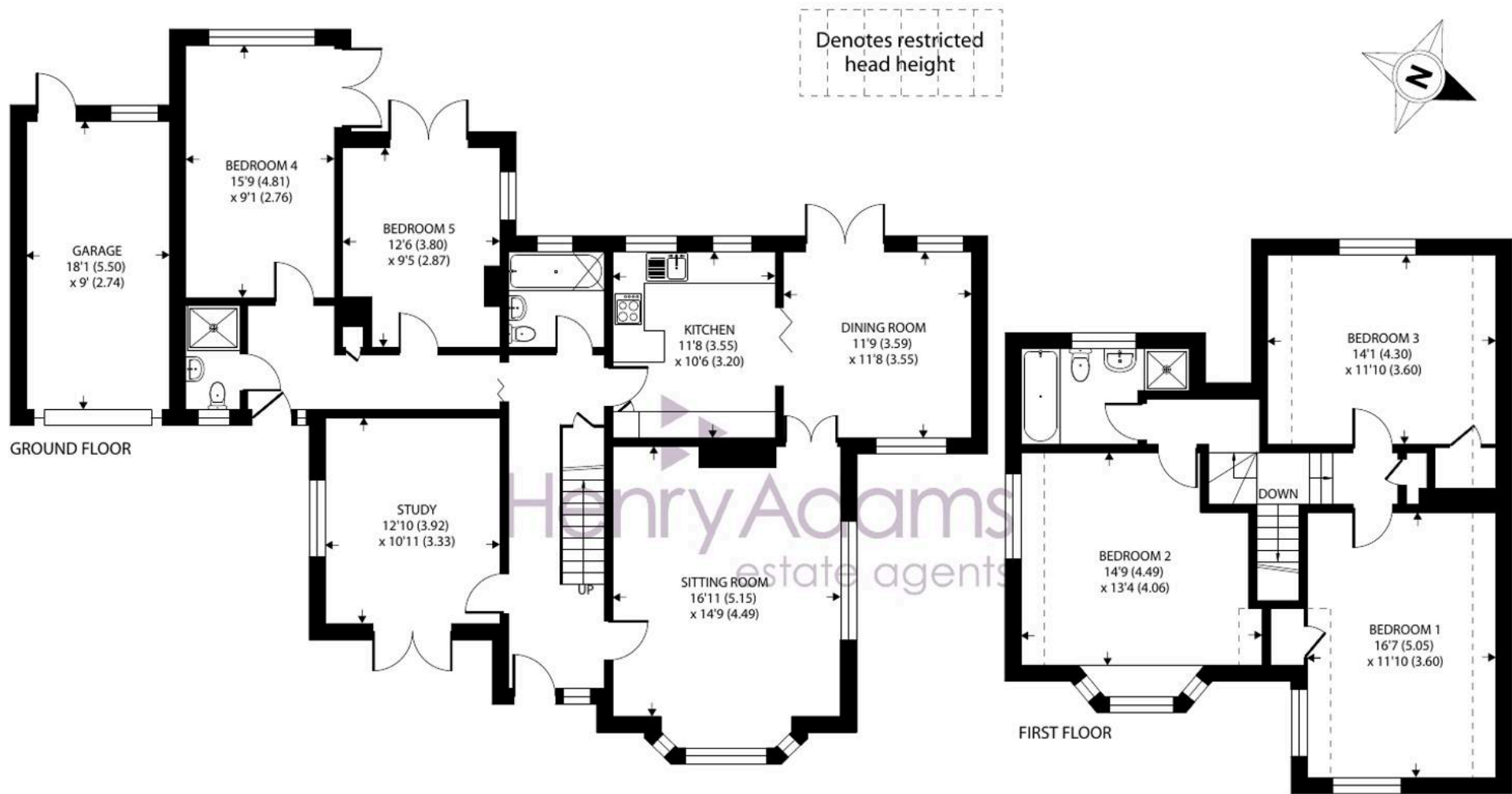
Enjoying an enviable position within the exclusive and highly sought-after Sea Lane Private Estate, this substantial detached character residence presents a rare opportunity to acquire a home just moments from the shoreline, with the beach approximately 200 ft from the property. Now offered for sale with the advantage of having no onward chain and offering plenty of scope for modernisation.

Boasting an impressive 2,152 sq ft of adaptable accommodation, this property offers an abundance of space and flexibility, ideal for families seeking room to grow or for those desiring a coastal retreat with scope to personalise. Once inside, you are welcomed by a generous hallway, setting a warm and inviting tone that continues throughout the house. The ground floor accommodation could be arranged in number of ways depending on your preferred layout and briefly comprising of a sitting room, dining room adjacent to the kitchen, study/formal dining room and two ground floor bedrooms which could either be used as playroom and home office, or utilised as a ground floor annexe as they are supplemented by a shower room. A bathroom completes the ground floor.

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Approximate Area = 1871 sq ft / 173.8 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 2152 sq ft / 199.8 sq m

For identification only - Not to scale



The stairs rise from the entrance hall and split, providing two double bedrooms to the right, along with a further double bedroom and family bathroom to the left. Outside, the property sits on a generous plot of approximately 0.37 acres with mature trees and hedges all round providing a high level of privacy, particularly in the rear garden. The pretty front garden also provide ample parking and leads to the attached single garage.

This property is located within the highly desirable Sea Lane private estate, a recognised Area Of Special Character, first developed by Capt. Coldicott in the 1920's and just a short distance to both the beach and the village centre. Here a range of local facilities and independent shops including a post office will be found upon the parade. 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, bar and restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach.

Private Estate Charge: We understand the private estate charge is approximately £180 p.a.

What 3 Words [///noble.orders.valve](http://noble.orders.valve)

Tenure: Freehold

Council Tax band: F

EPC Energy Efficiency Rating: E





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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.