



8 St. Nicholas Lane, Middleton-on-Sea

Guide Price £480,000

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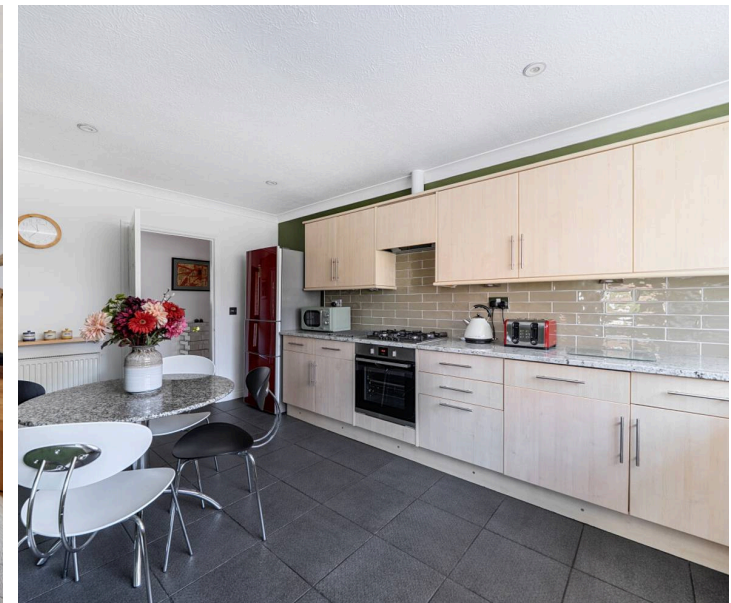
- Detached Bungalow
- Immaculately Presented
- 1,027 Sq Ft Accommodation
- Generous Sitting/Dining Room
- Three Bedrooms
- Wrap-Around Garden
- Southerly Aspect Garden
- Close to Beach & Local Bus Route
- Driveway & Garage
- No Onward Chain

Situated in the sought-after coastal village of Middleton-on-Sea, just a short distance from the beach, this immaculate three bedroom detached bungalow offers spacious and beautifully presented accommodation throughout.

A welcoming entrance hall sets the tone for the property, with double doors opening into a generous sitting/dining room. Enjoying a triple aspect, this bright and airy living space enjoys plenty of natural light, creating a wonderful environment for both relaxing and entertaining.

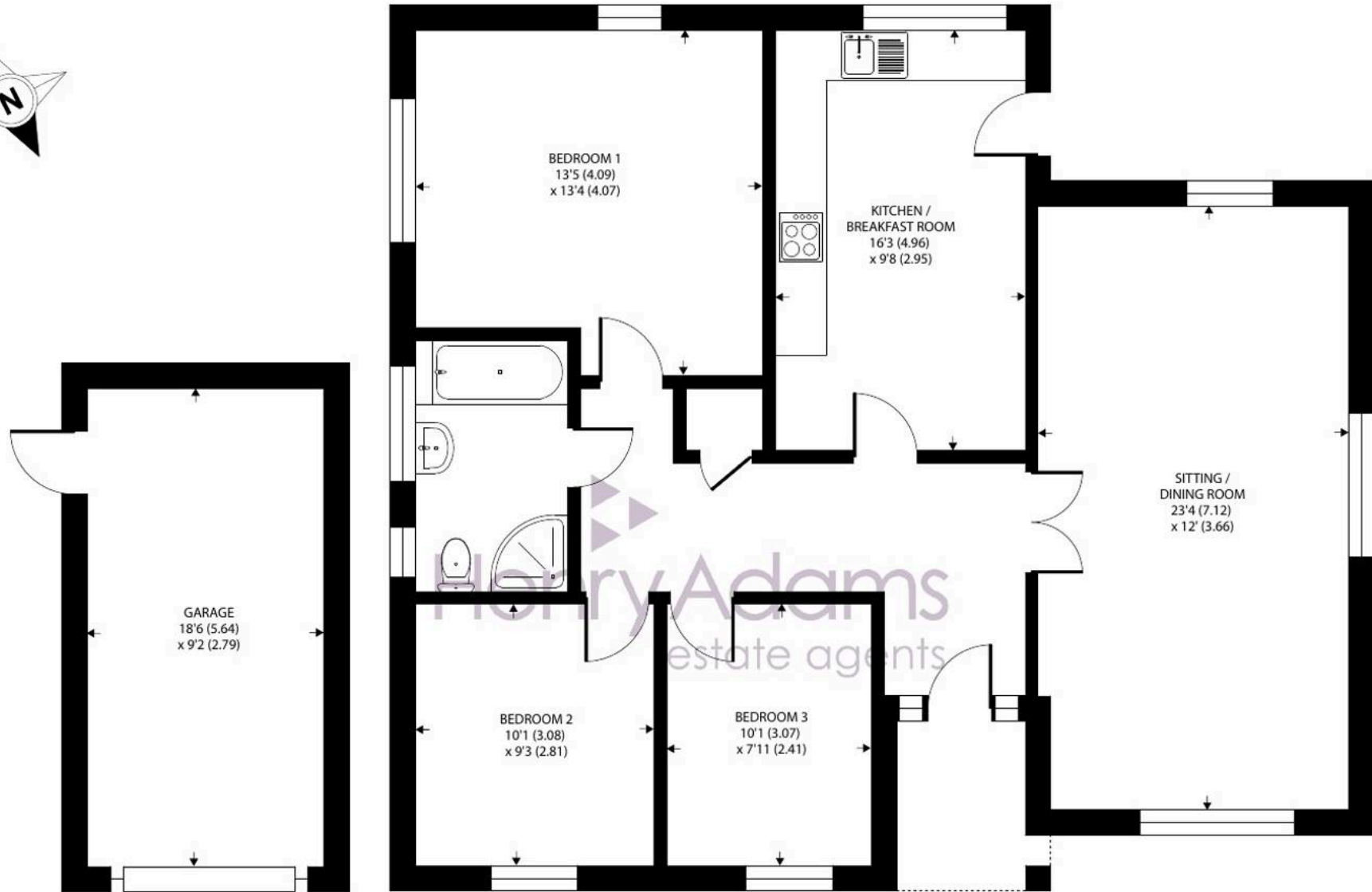
The modern fitted kitchen comprises a range of modern units with a number of integrated appliances, together with space for a breakfast table.

All three bedrooms are well proportioned and conveniently positioned close to the bathroom, offering comfortable accommodation for family members or visiting guests.









NOT SHOWN IN ACTUAL LOCATION

GROUND FLOOR

## St. Nicholas Lane, Bognor Regis

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1196 sq ft / 111.1 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). © ntechcom 2026. Produced for Henry Adams. REF: 1447871

Outside, the well-tended gardens wrap around the property and have been thoughtfully designed for ease of maintenance, it also boasts a southerly facing garden. A lawned area and attractive decked seating space provide ideal spots for outdoor dining and relaxation. Further benefits include a garage, driveway parking, close proximity to local bus routes, and the significant advantage of no onward chain.

The property is located a short distance 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 ///knee.instead.blindfold

Annual Estate Charge: We understand the estate charge is approximately £140 p.a.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Middleton on Sea

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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.