



24 Southdean Drive, Middleton-on-Sea

Starting Bid £620,000

 Henry Adams
estate agents



24 Southdean Drive

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Substantial Detached House in Desirable Private Road
- Within Approx. 200m of the Beach
- 2,176 Sq Ft of Accommodation
- 6 Bedrooms, 2 Bath/Shower Rooms
- Spacious Sitting Room
- Kitchen, Dining Room & Utility
- Potential For Annexe
- Westerly, Private Rear Garden
- Ample Off-Road Parking

Situated within a desirable private road, just moments from the beach and close to the nearby village shops, this substantial detached family house offers an exceptional blend of space and versatility.

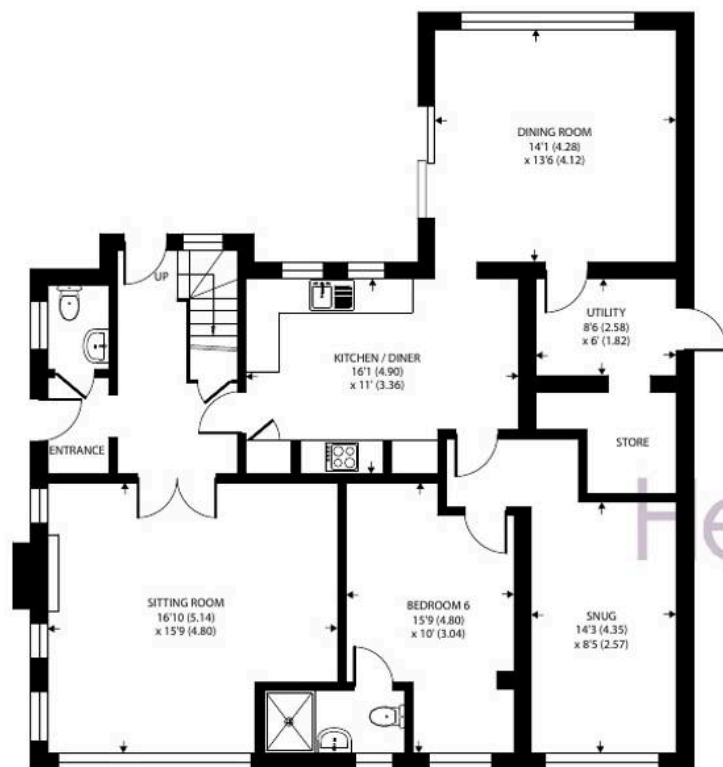
Boasting approximately 2,176 sq ft of accommodation, the property is thoughtfully arranged to suit both family living and entertaining. The inviting entrance hall leads to a generously sized sitting room, perfect for relaxing evenings or gathering with friends. The kitchen overlooks the rear garden and leads onto a dedicated dining room, creating a sociable hub for meal times, while a separate utility room and store provides practical convenience. The ground floor also includes a suite of rooms which could be used as an annexe: double bedroom with en-suite shower room and WC, along with an adjacent room currently used as a snug. A further WC accessed from the entrance hall completes the ground floor.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

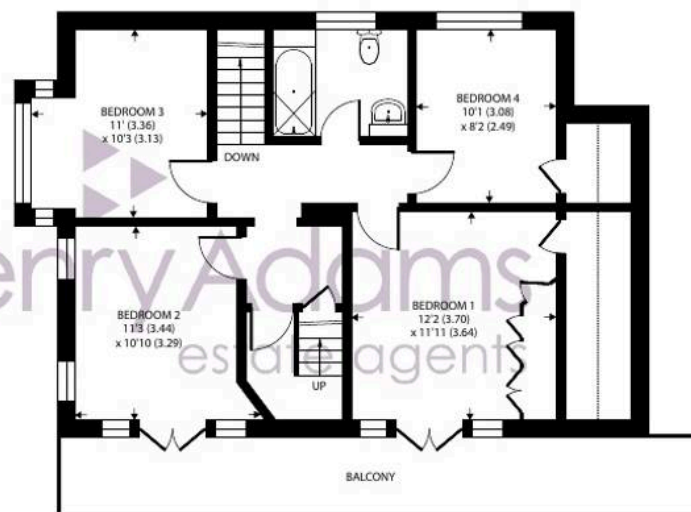




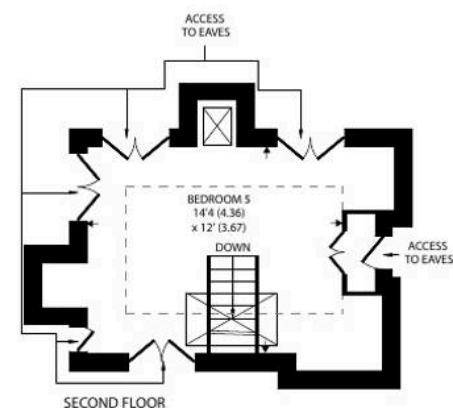




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

Southdean Drive, Middleton On Sea, Bognor Regis

Approximate Area = 1977 sq ft / 183.6 sq m

Limited Use Area(s) = 199 sq ft / 18.4 sq m

Total = 2176 sq ft / 202.1 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). © natchecom 2026. Produced for Henry Adams. REF: 1440017

The first floor comprises family bathroom and four bedrooms. The principal bedroom has access into a walk-in eaves cupboard which could potentially be adapted for use as an en-suite, subject to the usual permissions if needed. Stairs from the first floor rise to the second floor where a further bedroom will be found - or perhaps the perfect studio room or home office?

Outside, there is ample off-road parking to the front of the property, whilst the enclosed rear garden provides a good level of privacy and enjoys a westerly aspect backing onto the Shrubbs Field recreation ground.

Whether you are seeking a peaceful coastal retreat or a spacious family home within easy reach of the beach, this exceptional property delivers a rare opportunity to enjoy a coveted lifestyle in one of the area's most sought-after locations.

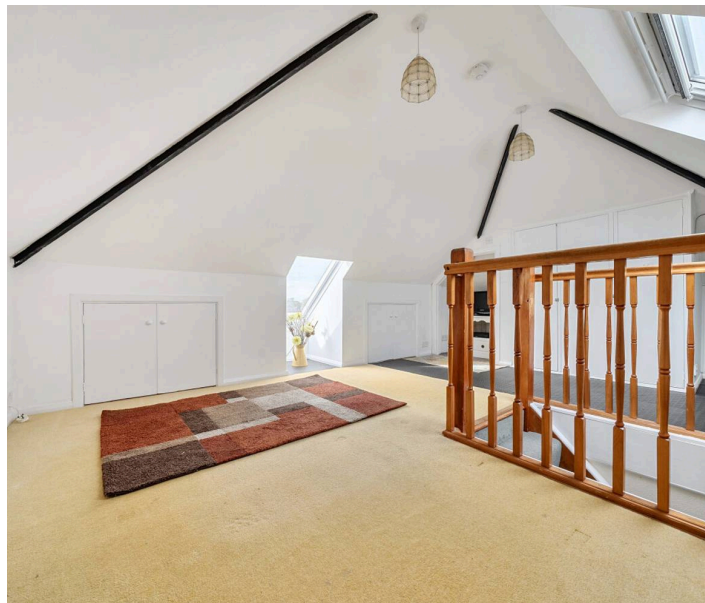
Southdean Drive is located a short distance to the east of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and 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 ///squish.weedy.loopholes

Service Charge: We understand the service charge is currently £130 p.a.

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.