

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£475,000**  
**Freehold**

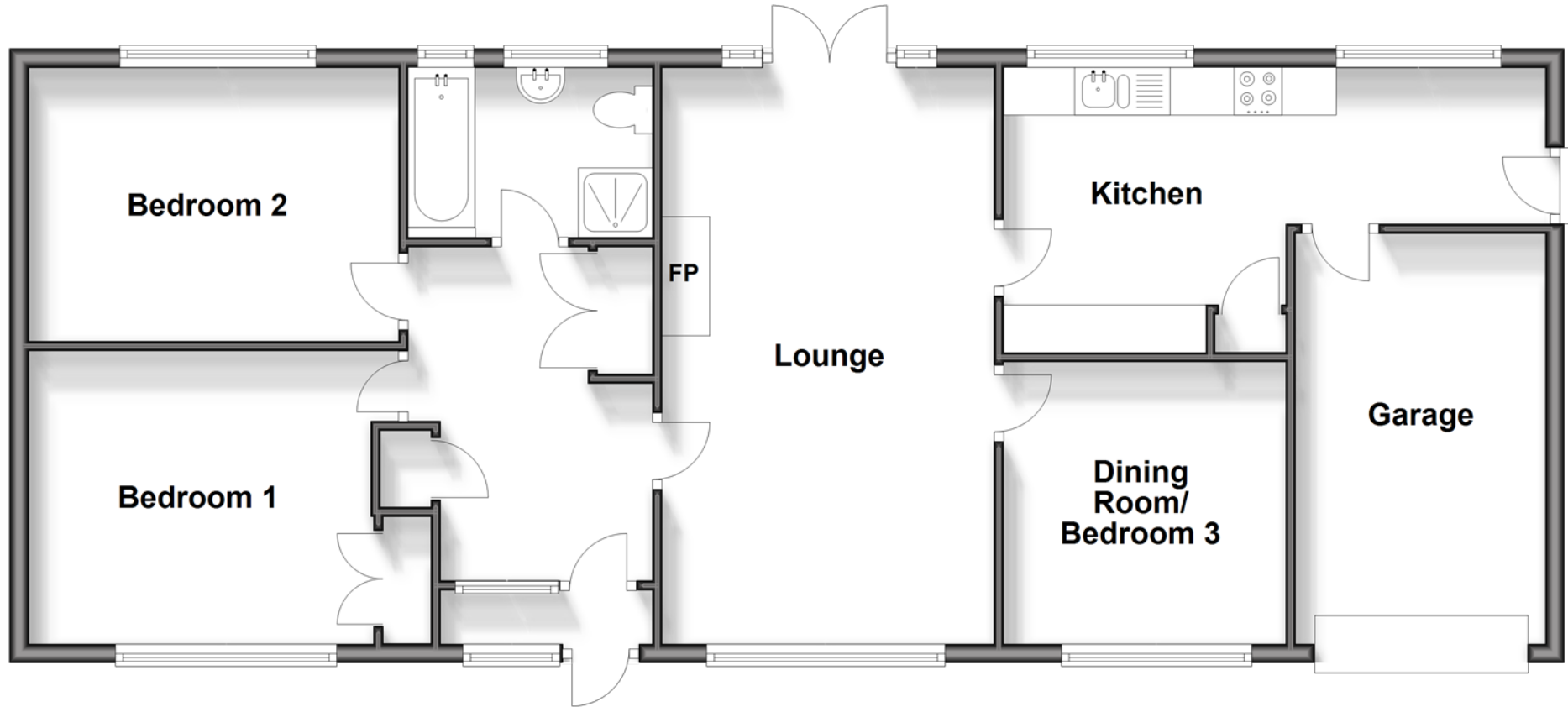
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Southdean Drive, Middleton-On-Sea, West  
Sussex PO22

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## Ground Floor

Approx. 96.2 sq. metres (1035.5 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Bedroom 1: 11'8 up to fitted wardrobes x 10'2 (3.56m x 3.10m)

Bedroom 2: 12'8 x 9'4 (3.86m x 2.85m)

Bathroom

Lounge: 19'9 x 11'4 into recess (6.02m x 3.46m)

Kitchen: 18'4 x 9'9 (5.59m x 2.97m)

Dining Room/Bedroom 3: 9'8 x 9'7 (2.95m x 2.92m)

Integral Garage

### OUTSIDE

Front Garden

Off Street Parking

Rear Garden





## Main features

- Sought after private sea estate location
- A stunning private and peaceful rear garden
- Neutral modern internal decoration
- Good size plot with extension potential, subject to planning consent
- Located next to beautiful Middleton-On-Sea churchyard



### Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.9 miles, Downview Primary 1.7 miles, Yapton CofE Primary 2.0 miles. Secondary Schools: Felpham Community College 1.7 miles.



### Transport Information

Train Stations: Bognor Regis 2.6 miles, Barnham 2.8 miles, Ford 3.0 miles



### Address

Southdean Drive, Middleton-On-Sea, West Sussex PO22



### Directions

For directions to this property please contact us.





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Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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