

Marlings, 42 Southdean Close
Middleton-on-Sea,
West Sussex



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An exceptional beachfront property offering panoramic sea views and superb modern interiors, together with direct, private access onto the beach, set within a highly sought-after West Sussex coastal setting.

Marlings is a beautifully appointed beachfront home featuring striking weatherboard-style elevations, large picture windows and glass-balustrade balconies that perfectly frame the spectacular sea views. The property offers over 2,100 sq ft of bright, versatile and sensitively modernised accommodation, ideally suited to elegant coastal living.

The welcoming ground floor flows seamlessly, characterised by excellent natural light and superb ocean vistas. The stylish kitchen and breakfast area is fitted with sleek white cabinetry, granite worktops and a Rangemaster cooker, and opens naturally into an adjoining dining room. Further flexible living spaces include an inviting sitting room, a generous family or play room, and a glorious garden room with bi-fold doors opening directly onto the expansive terrace. A convenient ground-floor cloakroom completes this level.

The first floor hosts the magnificent principal bedroom with built-in wardrobes and a generous en suite bathroom, together with a spacious second double bedroom, both benefitting from access to a full-width rear balcony offering uninterrupted, sweeping views across the shoreline. An additional bedroom is currently arranged as a study, while a well-appointed family bathroom, featuring a walk-in shower and separate bath, completes the level. The second floor provides a further well-proportioned bedroom, benefitting from its own private sea-facing balcony and offering excellent use as a guest room or study.

Approached via a generous driveway made up of limestone chippings, the property provides ample off-road parking alongside a detached double garage. To the rear, the superb low-maintenance slate-paved terrace offers an exceptional setting for al fresco dining and relaxing, seamlessly blending into the horizon with direct access to the beach. The outdoor space is further enhanced by useful outbuildings, including a painted summer house and storage shed, creating a highly desirable coastal retreat.

2,161 sq ft (201 sq m) | Freehold
Direct access to beach | Village
4 reception rooms | 4 bedrooms
Double garage

Guide price £950,000

Location

Marlings enjoys a desirable position in the sought after coastal village of Middleton on Sea, a charming seaside community on the West Sussex coast. The village provides everyday amenities including local shops, cafés, a pharmacy, medical centre and sports facilities.

The historic cathedral city of Chichester, approximately ten miles to the west, provides extensive cultural, retail and recreational amenities, including the renowned Festival Theatre, Pallant House Gallery and a variety of restaurants and boutiques. The surrounding area is celebrated for its attractive coastline, sailing facilities and outdoor pursuits, with beaches, nature reserves and scenic walks readily accessible. Goodwood, home to the internationally renowned Festival of Speed, Goodwood Revival and horse racing events, lies within easy reach, while Chichester Harbour Area of Outstanding Natural Beauty offers excellent opportunities for sailing, paddleboarding and watersports.

Education provision is strong, with local schools such as Bishop Tufnell CofE Primary School, The Regis School and Bishop Luffa in Chichester, together with respected independent schools including Portsmouth Grammar School, Great Ballard, Seaford College and Westbourne House.

Communications are excellent, with regular rail services from Barnham station providing direct connections to London Victoria, while the A27 offers convenient road links to Chichester, Brighton, Portsmouth and the wider motorway network.

General

Local Authority: Arun District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band F

EPC Rating: C

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



Marlings, Southdean Close, Middleton On Sea

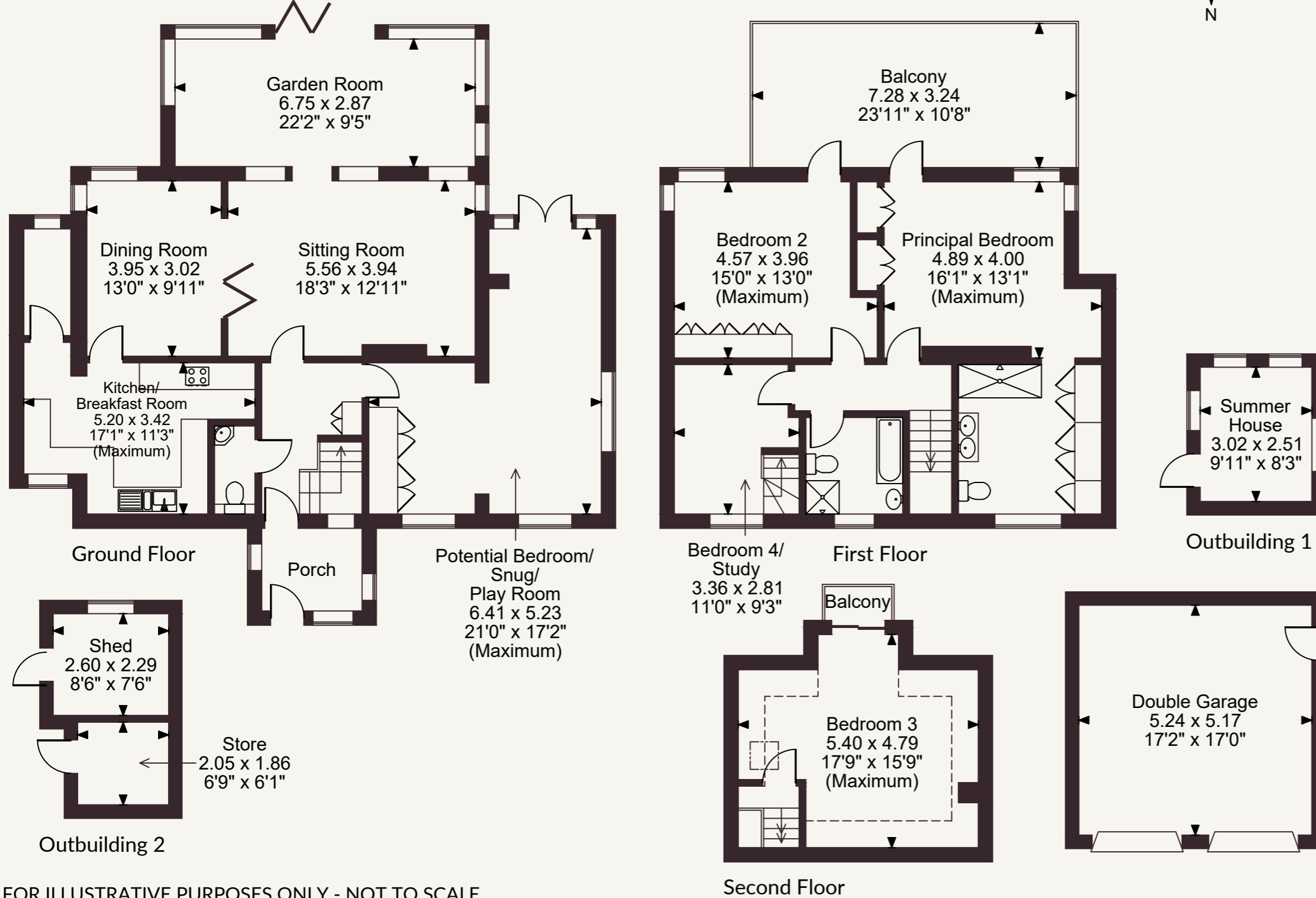
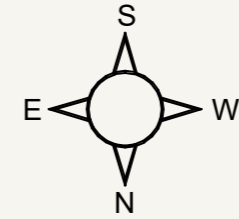
Main House internal area 2,161 sq ft (201 sq m)

Double Garage internal area 292 sq ft (27 sq m)

Outbuildings internal area 190 sq ft (18 sq m)

Balcony external area = 266 sq ft (25 sq m)

Total internal area 2,643 sq ft (246 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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