



Waterside

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

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# 53 Southdean Drive, Middleton-On-Sea, West Sussex PO22 7TB

A stunning, substantial seaside property just metres from the shoreline, situated in an exclusive private residential setting

Barnham train station 4 miles, Littlehampton 5 miles, Arundel 6.7 miles, Chichester 9.3 miles, Brighton 27 miles, London Gatwick Airport 45 miles, Central London 70 miles

Reception hall | Sitting room | Dining room  
Snug | Study | Kitchen/breakfast room | Utility  
Principal bedroom with en suite bathroom  
6 Further bedrooms, 2 en suite & 1 with dressing room | 2 Shower rooms | 2 Balconies | Garage  
Sun room | Garden | EPC rating C

## The property

With close to 5000 sq. ft of light-filled, versatile accommodation, Number 53 Southdean Drive offers a spacious living environment in an idyllic position, perfect for entertaining guests, whilst also providing a comfortable family home. The neutral colour palette throughout this well-presented property creates an oasis of calm sophistication, with the ground floor offering a sitting room with adjoining dining room, a snug, and a study. Fitted with sleek, white cabinetry, topped with stone work surfaces, the kitchen offers integrated appliances and an island unit with breakfast bar and doors which provide a connection to the garden.

The bedroom accommodation is arranged over the two upper floors, with the first level offering a generous principal bedroom with balcony access and a luxurious en suite bathroom. There are three further bedrooms and a shower room at this level, which complements a further shower facility on the floor below. On the

second floor, three additional rooms occupy the quiet refuge at the top of the house, with skylights allowing light to flood inside and a fabulous picture window providing a panorama over the sea.

## Outside

The stunning coastal setting ensures that the senses are alerted to the sounds and vistas of the sea, with the immediate garden offering an outdoor haven in which to relax and entertain. Three sets of French doors, to two aspects extend the inside living environment to the outside with paved terracing providing a setting for outdoor dining and lounging. Architectural shrubs and trees create a stunning display at the frontage to the home, which offers an in and out driveway for access to the double garage and parking. A garden room, with sauna, adds to the deluxe offerings at this seaside home.

## Location

Situated at the end of a private estate road, the property is just half a mile from the amenities on offer in Middleton, including a butcher, hardware store, post office and grocery store. There is also a popular local public house and coffee shop, whilst the energetic have access to a village sports and social club which offers a gym, fitness classes, tennis courts and a cricket pitch. With the beach on the doorstep, sea sports can be enjoyed just 20 metres from the house and for sailing enthusiasts, there is an active sailing club in Felpham, whilst walkers and riders have easy access to the South Downs National Park in addition to miles of shoreline walks. Well-regarded schooling in the vicinity includes a local primary school in Felpham and a Community College, with Westbourne House and The Prebendal School in Chichester.













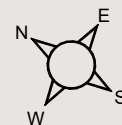








Floorplans  
Main house internal area 4,345 sq ft (404 sq m)  
Garage internal area 408 sq ft (38 sq m)  
Store and sun room internal area 248 sq ft (23 sq m)  
Balcony external area 44 sq ft (4 sq m)  
Total area 5,001 sq ft (465 sq m)  
For identification purposes only.



## Directions

From the A27 Chichester By-pass, exit onto the A259, after 3 miles, at the roundabout take the 1st exit to join North Bersted By-pass. At the 2nd roundabout take the 1st exit, then the 3rd exit at the next roundabout onto A259 Felpham Relief Road. Follow the A259 for approx 2.5 miles and turn right onto the B2132. Turn left onto Elmer Road and right onto Southdean Drive. The property will be found at the end of the lane.

## General

**Local Authority:** Arun District Council  
**Services:** Mains gas, electricity, water and drainage  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £1,325,000

## Chichester

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