












18 West Close,
Middleton-on-Sea, West Sussex

A beautiful coastal home set on a peaceful and sought-after private estate just a short distance from the beach

An attractive detached family home in the popular seaside village of Middleton-on-Sea. The property features white rendered elevations and is set in a delightful garden, while inside there is airy, comfortable living space with a flexible layout and plenty of space in which to relax or entertain.

	3/4 RECEPTION ROOMS		3/4 BEDROOMS		3 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	VILLAGE		2,180 SQ FT		GUIDE PRICE £775,000



The property

18 West Close is a splendid detached property that offers more than 2 000 sq. ft of attractive, comfortable accommodation arranged over two light-filled floors.

The ground floor offers up to three flexible reception rooms, including the 37ft, open-plan reception and dining area across the back of the house. This spacious, airy living and entertaining room offers space for both a relaxed seating area and a large family dining table, with a triple aspect welcoming plenty of natural light. The seating area has a brick-built fireplace, while there are also French doors opening onto the west-facing rear patio with its veranda providing shade. Also on the ground floor is a separate sitting room, which could be used as a bedroom if required, plus the well-equipped kitchen and its adjoining breakfast room and sitting area. The kitchen itself has handsome wooden fitted units to base and wall level, a central island and integrated appliances by Bosch, including a double oven and an induction hob with an extractor hood. There is also

space for a sitting area or a breakfast table, and additional storage is available in the adjoining utility room.

Upstairs there are a further three double bedrooms, including the generous principal bedroom with walk-in wardrobe and eaves storage. The other two bedrooms also benefit from built-in wardrobes and access to eaves storage. The family bathroom is located on the first floor, with bathtub and separate shower unit. There are also additional shower rooms on both the first floor and the ground level.



Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the garage, for further parking or storage space. The front garden has an area of lawn, lined by mature trees and established hedgerows. At the rear, the sunny west-facing garden is enclosed by high hedgerows and mature trees for a sense of peace and privacy and feature a patio area across the back of the house, partially shaded by a veranda, with an area of lawn beyond. The garden also includes a shed and a summer house, providing storage and a place from which to relax and enjoy the peaceful surroundings.

Location

The property is set in the popular seaside village of Middleton-on-Sea. The village provides a wealth of everyday amenities, including local shops, pubs, restaurants and cafés. Walkers and riders have easy access to the South Downs National Park in addition to miles of shoreline walks. The historic cathedral city of Chichester is nine miles away, offering further shopping, leisure and cultural facilities including the

renowned Festival Theatre and Pallant House Gallery. Goodwood, to the north of Chichester, offers a horse racing calendar and annual events for motoring enthusiasts including the Festival of Speed and Revival meetings.

Well-regarded schooling in the vicinity includes a local primary school in Felpham and a Community College, and a choice of independent schooling including Westbourne House and The Prebendal School in Chichester.

The A27 provides access towards the A3 and Portsmouth in one direction, and Brighton, Gatwick Airport in the other, while mainline rail services towards London are available from Chichester (approximately 60 to 90 minutes to London Waterloo and Victoria).



Distances

- Arundel 6.5 miles
- Chichester 9.3 miles
- Gatwick Airport 45 miles

Nearby Stations

- Chichester

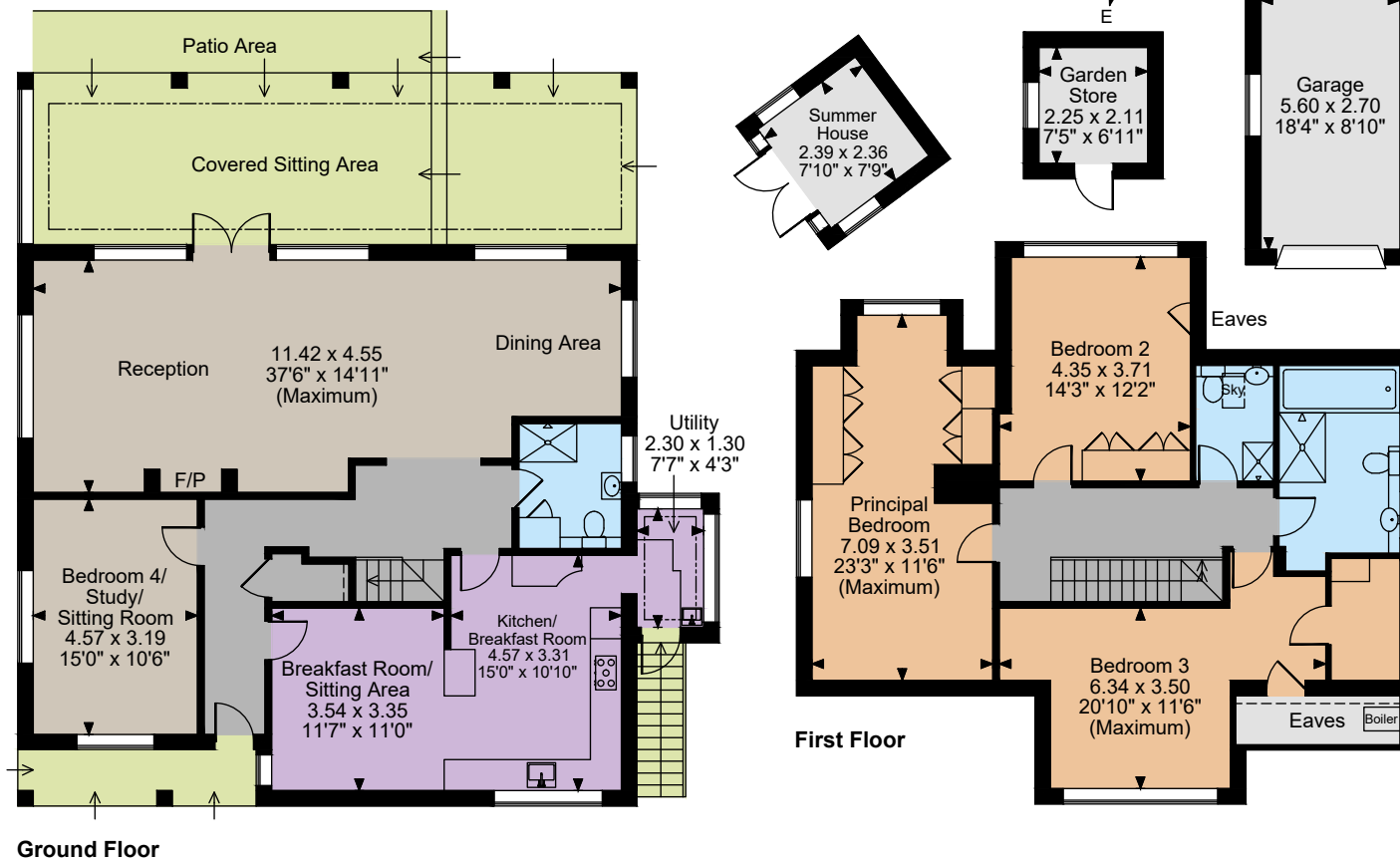
Key Locations

- Arundel Castle
- Chichester Cathedral
- Fishbourne Roman Palace
- Halnaker Windmill
- Goodwood Racecourse

Nearby Schools

- Slindon College
- Westbourne House School
- The Prebendal School
- Great Ballard School
- Seaford College
- St Philip Howard Catholic School





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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,180 sq. ft (203 sq. m)

Garage internal area 163 sq. ft (15 sq. m)

Outbuildings internal area 112 sq. ft (10 sq. m)

Total internal area 2,455 sq. ft (228 sq. m)

For identification purposes only.

Directions

PO22 7RP

what3words: ///debate.bottom.hurt - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Tenure: Freehold

Annual Estate Management Charge: £260.00 pa for 2025. Please ask the agent for further details.

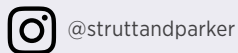
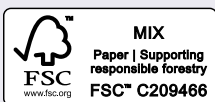
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Chichester

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