



Total Area: 960 ft<sup>2</sup> ... 89.2 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2023

Council Tax Band - D  
Energy Efficiency Rating – D

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

Rustington Office  
01903 770095  
www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**1 Kingsmead Road, Middleton on Sea**  
**West Sussex PO22 6NE**  
**£395,000 - Freehold**

**Glyn-Jones**



**A deceptively spacious Detached Bungalow situated in a quiet residential location, within the popular village of Middleton on Sea.**

Sold with vacant possession, this bright and spacious detached bungalow is offered for sale in generally good clean order throughout having been well maintained, yet presents an opportunity for further updating, if required.

The accommodation comprises; entrance hall; a spacious dual aspect sitting room; fitted kitchen with some integral appliances; three bedrooms, one with built in wardrobes; shower room/WC with white sanitary ware.

Particular features include; gas fired central heating to radiators, replacement double-glazing, a large garage to the side with long driveway, south facing garden to the rear garden and extensive off road parking to the front.

**Internal viewing is recommended by the vendor's Sole Agents**

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



# 1 Kingsmead Road, Middleton on Sea

## West Sussex PO22 6NE



### Outside –

There is an attractive enclosed south facing rear garden, measuring approx. 33' x 40' mainly laid to lawn with extensive paved patio area. Raised rockery and garden fishpond. Well stocked shrub borders with an abundance of mature bushes, plants and shrubs. Outside tap, side access to both sides. The front garden is mainly laid to shingle for ease of maintenance, whilst providing useful standing area for further vehicles.

**Brick Built Garage** – approx. 19' in length, situated to the side of the property approached by long driveway. With metal up and over door, power and light, personal door to rear garden.

### Location –

Kingsmead Road is located less than one mile east of Middleton on Sea village centre with most amenities, including Doctors surgery and post office close to hand.

Elmer beach can be found within approx. 0.5 mile, and there is a convenience store a similar distance.

Middleton on Sea lies 3 miles to the East of the seaside town of Bognor Regis and just under 10 miles southeast of the cathedral town of Chichester; a local bus service provides regular transportation to both.

