



**Lavender Close, Middleton-On-Sea, West Sussex, PO22 6SP**



Situated in a cul-de-sac location is this beautifully presented detached house. The property boasts; 4 bedrooms (master with ensuite), all bedrooms have built-in wardrobes, modern bathroom to the first floor. To the ground floor there is a contemporary kitchen Breakfast room with separate utility room, bay fronted lounge with wood burner, dining room, study and downstairs WC. There is a double garage and large driveway to the front and established landscaped garden to the rear and side of the property offering a good level of seclusion.

£460,000

## Accommodation

### Entrance Hall

Double glazed front door, radiator and doors to ground floor principle rooms.

### Kitchen Breakfast Room 14' 10" x 11' 8" (4.52m x 3.55m)

Double glazed windows to rear aspect, contemporary wall and base level units with quartz work-tops, 4 ring gas hob Integrated, oven, microwave, fridge freezer and dishwasher, Kitchen Island with breakfast bar, under-stairs storage cupboard.

### Lounge 17' 4" x 11' 1" (5.28m x 3.38m)

Double glazed bay window to front aspect, oak flooring, 2 x radiators, wood burner and double doors to Dining Room.

### Dining Room 11' 1" x 9' 0" (3.38m x 2.74m)

Double glazed sliding doors to rear garden, doors from Kitchen & Lounge. oak flooring and radiator.

### Study 10' 0" x 10' 0" (3.05m x 3.05m)max

Double glazed windows x 2 and radiator.

### Utility Room 6' 3" x 5' 6" (1.90m x 1.68m)

Double glazed window and door, kitchen units with work top, boiler, plumbing and space for washing machine and tumble dryer.

### Downstairs WC 5' 6" x 3' 11" (1.68m x 1.19m)

Double glazed window, close coupled WC, wash hand basin.

### First Floor Landing

Airing cupboard, loft hatch and doors to first floor principle rooms.

### Master Bedroom 11' 6" x 10' 6" (3.50m x 3.20m)

Double glazed window to front, built-in wardrobes, radiator and door to Ensuite.

### Ensuite

Double glazed window to the side, walk in shower, wash hand basin on vanity unit, WC with concealed cistern, extractor fan, shaver point and chrome towel radiator.

### Bedroom Two 12' 0" x 8' 10" (3.65m x 2.69m)

Double glazed window to rear aspect, built-in wardrobes and radiator.

### Bedroom Three 9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to rear aspect, built-in wardrobes and radiator.

### Bedroom Four 9' 11" x 8' 10" (3.02m x 2.69m)max

Double glazed window to front aspect, built-in wardrobes and radiator.

### Bathroom

Double glazed window, bath with shower over, wash hand basin on vanity unit, WC with concealed cistern and further vanity unit, extractor fan, shaver point and chrome towel radiator.

### Double Garage 16' 7" x 16' 7" (5.05m x 5.05m)

Insulated remote electric roller door to driveway, double glazed door to rear garden, power and light.

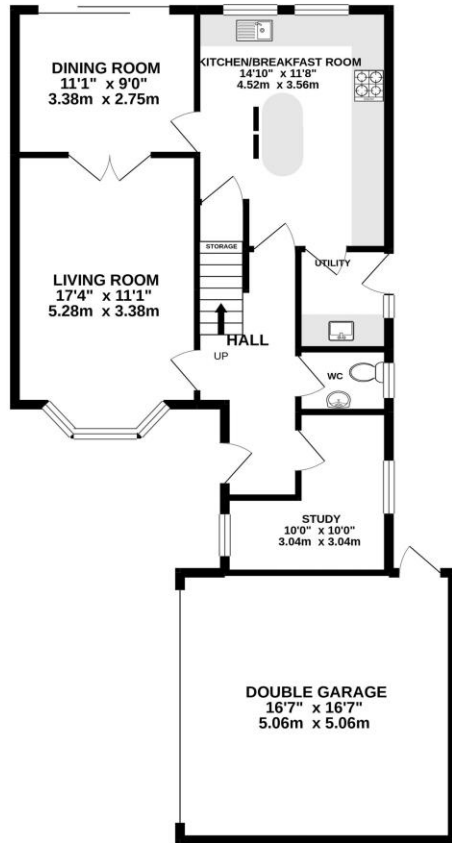
### Front Garden & Driveway

Driveway for multiple cars, some shrubs and greenery.

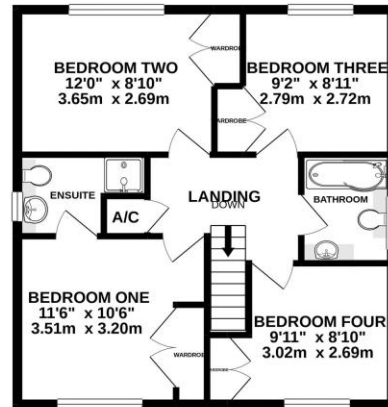
### Rear & Side Garden

Mainly laid to lawn with patio area, summer house in the rear garden, to the side there is a shed, greenhouse and vegetable patch.

GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.

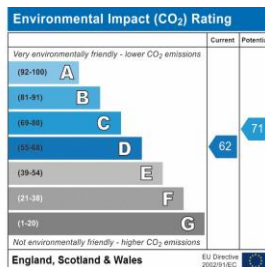
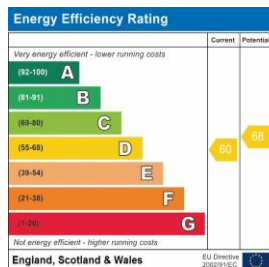


1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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