



Salt Yard

48 Sea Lane, Middleton on Sea, West Sussex PO22 7RX

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

Stunning Beachfront Detached House

Built about 3 years ago

- 4 Double Bedrooms
- 3 Bathrooms (2 en-suite)
- Spacious Galleried Landing
- Stunning Reception hall
- Superb Kitchen/Breakfast room
- Utility room
- Impressive Family/Dining room with amazing sea views
- Sitting room/Bedroom 5
- Cloakroom/wc

OUTSIDE

- Large driveway with ample parking area for a number of vehicles and Dinghies/Small Boat.
- Large Detached Garage
- Landscaped rear garden with southerly aspect and gated direct access to the beach

ICW Build Warranty 10 years from May 2021

Set in about 0.185 acres

Breathtaking panoramic views out to sea and direct access to the beach

Salt Yard

48 Sea Lane, Middleton on Sea, West Sussex

A stunning and beautifully appointed individually designed beachfront detached house, built about three years ago to an excellent specification with superb light and spacious accommodation comprising: 4 double bedrooms, 3 bathrooms (2 en-suite), stunning kitchen/breakfast room, large family/dining room and a sitting room/bedroom 5, large garage with ample parking. Located in this highly desirable and attractive private marine estate.





THE PROPERTY

Salt Yard is a beautifully presented and stylish beachfront detached house built to a high quality specification about three years ago, set on a desirable corner plot with fabulous views out to sea. The property has a welcoming covered porch leading into an impressive large panelled reception hall with doors to all the principal rooms, including the cloakroom/wc, large utility room and front sitting room/bedroom 5. From the reception hall doors open into the outstanding family/dining room with a fireplace and full width patio doors leading out to the rear garden with spectacular views out to sea. This room is open plan to the stunning kitchen/breakfast room with a comprehensive range of stylish wall and base units and extensive worktops with built in appliances including ovens, hob and dishwasher. Patio doors from the breakfast room area lead out to the sun trap patio with pergola creating a lovely Mediterranean atmosphere. From the entrance hall stairs lead upto the large galleried landing with doors leading to the front double bedroom with en-suite bathroom and patio doors opening out onto the balcony. From the landing, doors lead to two double bedrooms and a family bathroom. Another remarkable feature of the house is the principal bedroom with an en-suite bathroom and patio doors leading out onto the south facing balcony with amazing panoramic views out to sea.

**Beautifully appointed beachfront house
with stunning views out to sea**















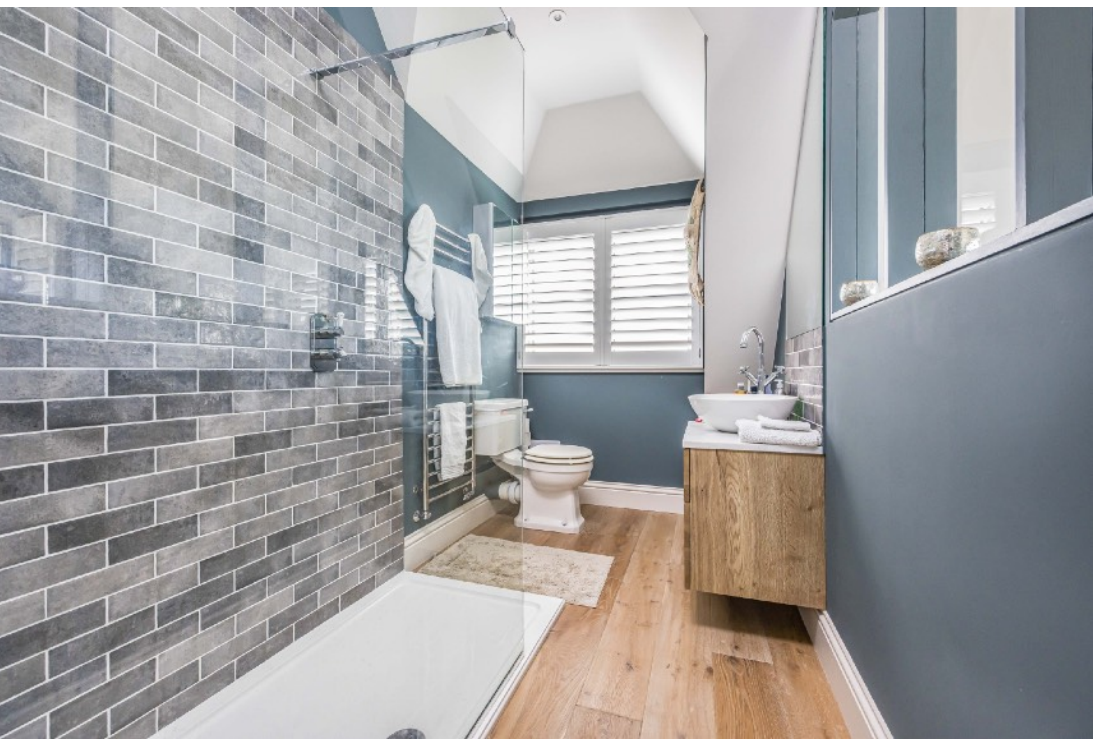


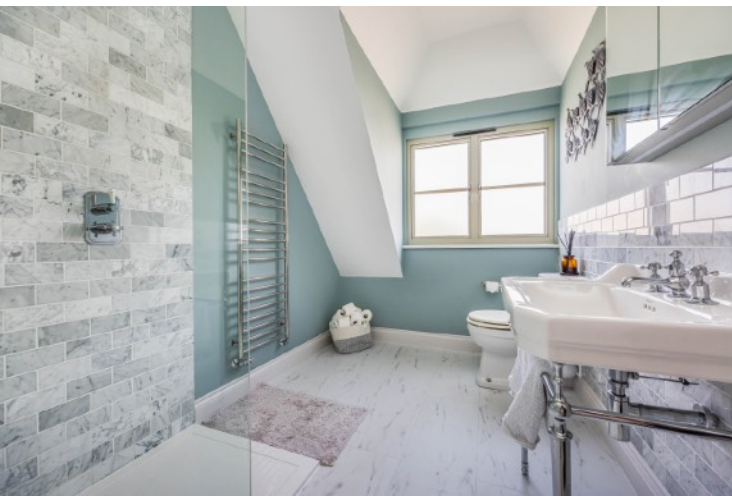


MIDDLETON ON SEA

Salt Yard is situated on a prominent beachfront corner plot, within the highly desirable private Sea Lane Estate designated by Arun district council as "Area of Special Character" and close to the centre of the village of Middleton-on-Sea, which offers a wide range of amenities, including a primary school, 2 doctors' surgeries, pharmacy, post office and a variety of independent shops, including butchers, fish & chips shop, wine merchants, One Stop general store, News agent shop, Restaurant and public house, and the private members Middleton Sports Club with facilities including: Tennis, Squash & Racketball, Cricket, Bowls, Hockey, Gym & Classes, Events, Restaurant/Bar, which is situated at the entrance to the private estate. The nearby village of Felpham offers further schools, a sports centre with swimming pool, Bognor Regis golf club and further shops and there is a popular stylish Italian Restaurant Fino at Felpham close to Middleton on Sea. There are sailing clubs at Felpham and Bognor Regis. The cathedral city of Chichester is about 9 miles to the north west and has a comprehensive range of shopping and leisure facilities, including cinemas, sports centres with swimming pools, a tennis & squash club and a fine selection of restaurants, including The Ivy, wine bars and bistros. There is a regular bus service linking Middleton-on-Sea to neighbouring Felpham & Bognor Regis and Barnham, Arundel and Chichester, all of which provide main-line stations and rail services along the south coast and to Gatwick Airport and London Victoria.









GARDENS & GROUNDS

Salt Yard is set well within its plot and approached through a remote control electric five bar timber gate leading into an extensive gravelled driveway with plenty space for dinghies and a small boat. A delightful feature of this property is the neatly kept gardens and grounds and the rear garden, which has a fantastic southerly aspect with sun terrace and pergola. The front driveway provides ample space for a number of vehicles and there is a large detached garage with remote controlled electric roller up and over door and storage loft area.

Stunning beachfront house with magnificent panoramic views out to sea



CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



Salt Yard Sea Lane, Middelton on Sea, PO22 7RX

Approximate Gross Internal Area = 233 sq m / 2508 sq ft

Outbuilding = 20 sq m / 215 sq ft

Total = 253 sq m / 2723 sq ft



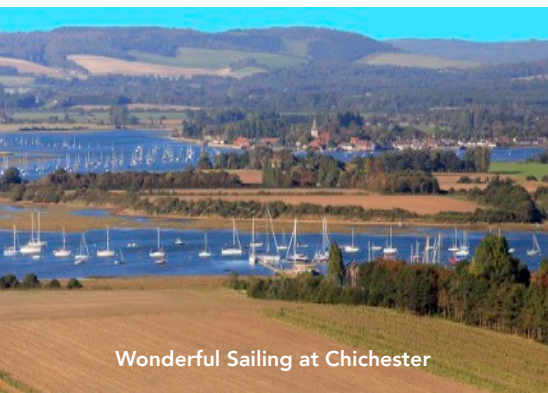
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



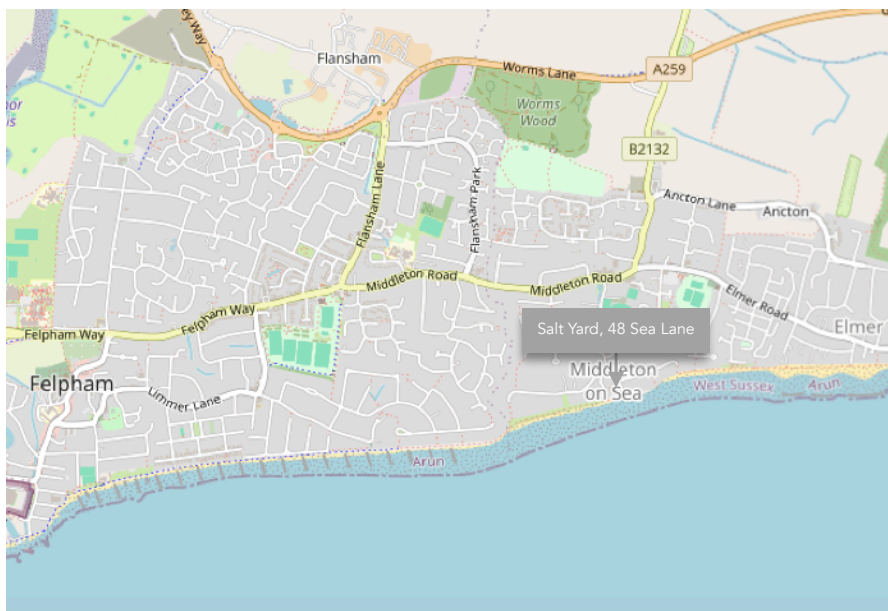
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



COMMUNICATION TRAVEL LINKS

Middleton on Sea is about 3.8 miles to Barnham rail station with fastest links to Portsmouth (40 mins) and London/Victoria (98 mins) and about 10 miles to Chichester mainline rail station with fastest links to London/Waterloo via Havant (98 mins). From Chichester the A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76 miles) and airports at Heathrow (72 miles) or alternatively Gatwick via A27/A24 (48 miles). Southampton International airport (38 miles) and Portsmouth (20 miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: F Year 2023/24 £3,030.80

EPC Rating: B

Middleton on Sea Association 2024 Annual charge £70

LOCAL AUTHORITY: Arun District Council: 01903 737500

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

Brochure: 2024 Reproduction only allowed with Authors written consent

Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Michael
Cornish

PROPERTY SALES & ACQUISITIONS