



Briden West Close, Middleton-on-sea, Bognor Regis, PO22 7RP Offers In Excess Of £800,000

- Detached Character House
- Four bedrooms
- Master bedroom en-suite
- Kitchen/Breakfast Room

W Welch Estate Agents are delighted to present to the open market this spectacular beautiful detached home in a very sought area, with private beach and sporting facilities for members offering a bowling green, flood lit tennis court, squash court and a restaurant. Briden offers four bedrooms, two receptions, hard oak wooden floors, nook fireplace, opportunity to extend an already impressive character family residence enjoying an enviable position on the highly desirable Sea Lane Private Estate, just 400 yards from the beach. The property offers a spacious 2,229 sqft of accommodation including the integral garage, and has a generous plot approaching 1/4 acres. This is a property that is not to be missed out on. Please call us on Tel: 01903 898000 for more information.



Property Description

FRONTAGE

Driveway leading to garage laid lawn to one side herbaceous borders, entrance door to...

CONSERVATORY

Double doors onto dining room, main entrance into property

RECEPTION ROOM ONE

Window to front aspect window to rear aspect, doors leading onto garden, a beautiful inset nook wood burner, door opening onto kitchen, door opening onto dining room/reception room

KITCHEN/BREAKFAST ROOM

Window to rear aspect, door onto utility/cloakroom.

RECEPTION ROOM TWO

Sliding doors from conservatory, windows to side aspect, serving hatch to kitchen, access to garage, stairs to first floor

FIRST FLOOR LANDING

Access to large loft SSTP extension possibilities, access to all rooms

BEDROOM ONE

Window to front aspect door to en-suite

EN-SUITE BATHROOM

Window to front aspect, refitted suite

BEDROOM TWO

Window to front and side aspect

BEDROOM THREE

Window to rear and side aspect





BEDROOM FOUR

Window to front aspect

FAMILY BATHROOM

Window rear aspect and re-fitted suite

REAR GARDEN

Laid lawn, mature trees lining boundary, patio area



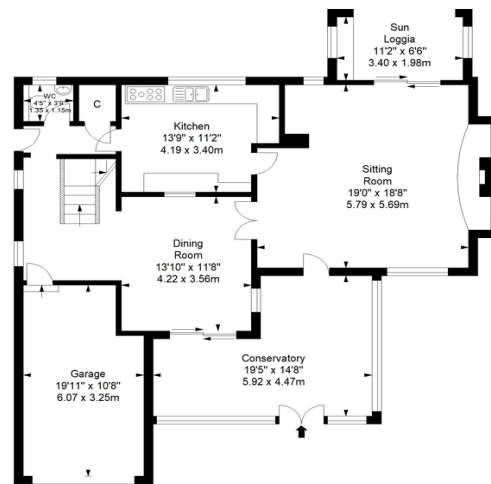
PRIVATE BEACH/FACILITIES

Private beach area for residents to use within close proximity, access via private pathway

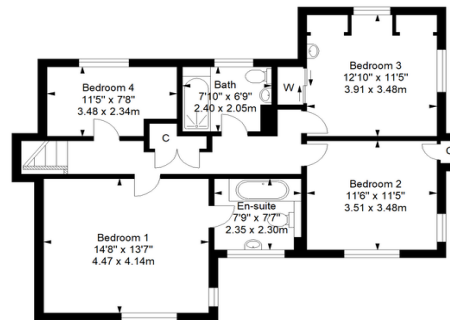




Ground Floor



First Floor



Approximate gross internal floor area 207.1 sq m/ 2229.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements