



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£325,000 Freehold

4 Douglas Close

Middleton On Sea, Bognor Regis, PO22 7UE

www.maysagents.co.uk



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There are many reasons for people to move into Middleton - the flat coastal plain, ease of access to the busier cities of Chichester, Portsmouth, Brighton and Bognor Regis plus of course the proximity of the sea! Add to this the well-known temperate climate, the South Downs National Park and the huge variety of sporting facilities close at hand and the reasons become clearer. So, if you are tempted by all of these features why not take a look at this **END OF TERRACE HOUSE**, located on a private estate less than 200 yards from the beach and within 1/2 a mile of local shops. Offered for sale with both gas fired central heating and uPVC framed double glazing, the property also benefits from the addition of a ground floor Cloakroom. Call **May's** for an appointment to view - after all, you need to look inside to appreciate what is on offer.

Directions: From Middleton village centre proceed east across the roundabout and along Elmer Road passing St Nicholas Church on the right. Turn right into Main Drive and on to the gates, through these and right then right into Douglas close where the property can found.

ACCOMMODATION

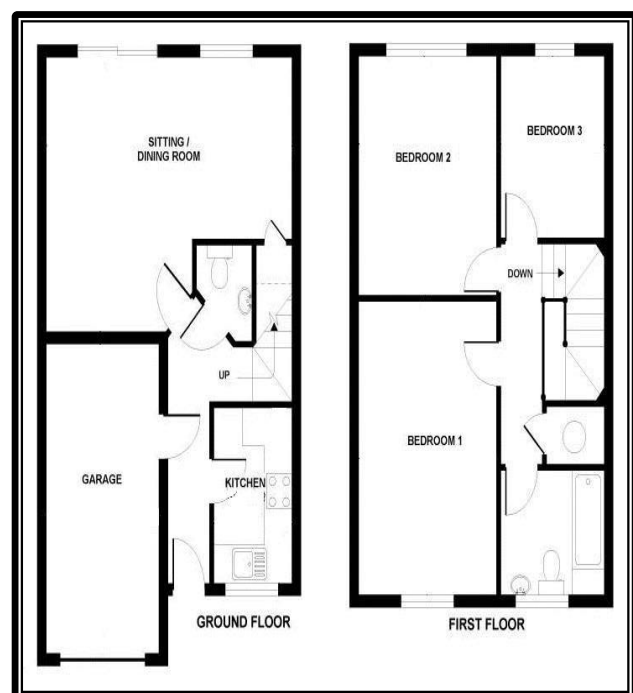
double glazed door to:

ENTRANCE HALL:

radiator; telephone point; personal door to garage; opening to:

KITCHEN: 9' 2" x 5' 8" (2.79m x 1.73m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner gas hob with cooker hood over; electric oven; space and plumbing for washing machine; further space for fridge/freezer; radiator.



LIVING/DINING ROOM: 17' 9" x 14' 3" (5.41m x 4.34m)

(maximum measurements) T.V. aerial point; two radiators; telephone point; under stairs cupboard; double glazed sliding door to south facing rear garden.

G.F. CLOAKROOM:

close coupled W.C.; wash hand basin; radiator.

F.F. LANDING:

trap hatch to roof space; airing cupboard housing lagged hot water cylinder and gas fired boiler.

BEDROOM 1: 15' 2" x 10' 0" (4.62m x 3.05m)

telephone point; T.V. aerial point; radiator.

BEDROOM 2: 12' 5" x 10' 0" (3.78m x 3.05m)

T.V. aerial point; radiator.

BEDROOM 3: 9' 5" x 7' 6" (2.87m x 2.28m)

radiator.

BATHROOM:

white suite comprising of panelled bath with shower over; low level W.C.; wash basin with twin cabinets beneath; radiator.

OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** faces roughly south and has been laid principally to lawn with flower and shrub borders, a decked area adjoins the rear of the property. Side access leads to the **FRONT GARDEN** which is again laid to lawn with tarmacadam driveway to:

GARAGE: 16' 0" x 8' 0" (4.87m x 2.44m)

metal up and over door; power and light; personal door to hall.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.