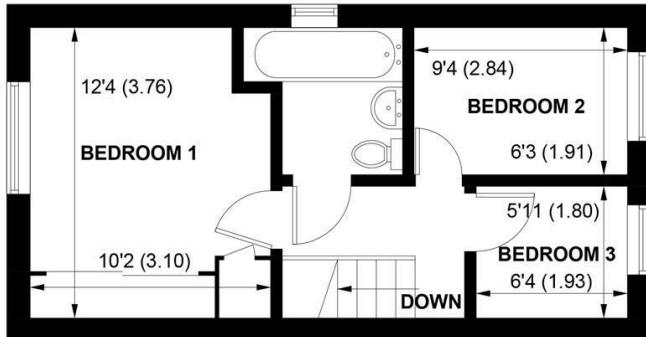




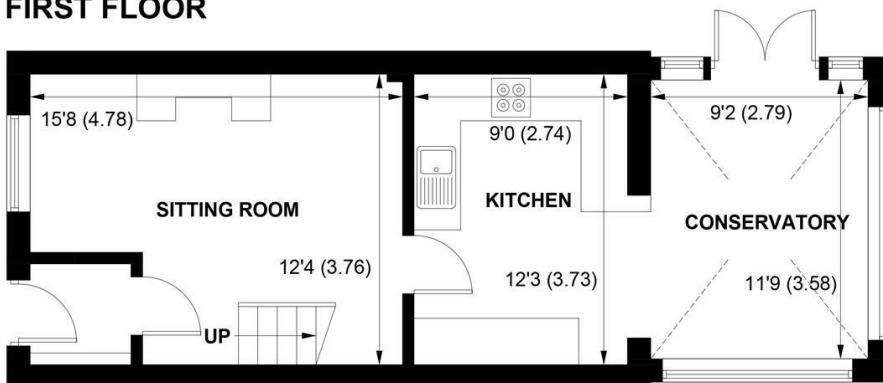
Sims Williams



22 MONTGOMERY DRIVE, MIDDLETON-ON-SEA, WEST SUSSEX, PO22 6RG



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 734 SQ FT / 68.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £300,000 Freehold

## 22, MONTGOMERY DRIVE, MIDDLETON-ON-SEA, WEST SUSSEX, PO22 6RG

- Semi-Detached House
- Three Bedrooms
- Recently Renovated
- Sitting Room
- Modern Kitchen
- Conservatory
- Bathroom
- Off Road Parking
- Private Garden

### EPC RATING

Current = E

Potential = B

### COUNCIL TAX BAND

Band = C

This well presented semi-detached house is located on a 'no through road', close to local amenities such as popular schools, Middleton beach and shops. Middleton sports club offers a range of activities and is located under a mile from the house. The Cathedral City of Chichester can be found 9 miles northwest of the property and boasts popular shops, cafes, restaurants and The Festival Theatre.

The property has been significantly improved since being purchased and has spacious and bright accommodation over two floors.

Upon entering there is a porch area which leads to a sitting room with space for an electric fire/wood-burner and stairs to the first floor.

There is a newly installed kitchen with a range of base and eye level units, integrated appliances and a breakfast bar. The property also benefits from new gas central heating which is powered by Hive. To the rear is a good sized conservatory which boasts heating and ample room for a dining table.

Outside, to the front, is a private driveway, allowing for parking for two cars and to the side is a carport. The secluded rear garden is low maintenance and has a decked seating area and borders.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From the A259 head south on the B2132 at Comet Corner on Yapton Road toward Elmer/Middleton. At the roundabout take the 3rd exit into Silver Birch Drive, 4th right into Merlin Way and left into Montgomery Drive where the property can be found on your right before the playing field.

