

£220,000

**Baldwin Close**

Middleton-on-Sea, PO22 6RQ

## PROPERTY SUMMARY

This delightful semi-detached one bedroom house offers a perfect blend of comfort and convenience. The well-proportioned reception room provides a welcoming space for relaxation and entertaining and comes Chain Free!

One of the standout features of this home is the low maintenance garden, which offers a serene outdoor space to enjoy the fresh air without the burden of extensive upkeep. Additionally, the property boasts off-road parking for one vehicle, ensuring that you have a secure and convenient place for your car.

It's prime location places you just a short distance from the bustling town centre and the beautiful seafront, allowing you to enjoy the best of coastal living. Whether you are looking to take leisurely strolls along the beach or explore the local shops and eateries, this property is perfectly situated to meet your needs.

In summary, this large one-bedroom house in Middleton-on-Sea is an excellent choice for those seeking a comfortable home in a desirable location. With its appealing features and proximity to local amenities, it is a property not to be missed.

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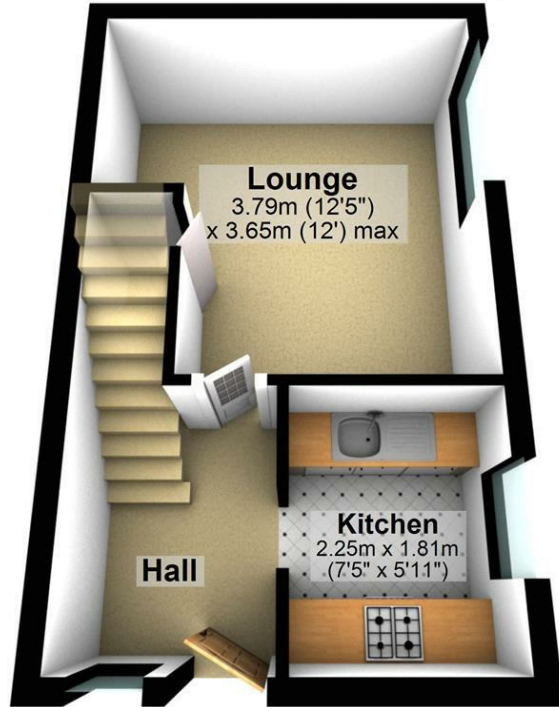






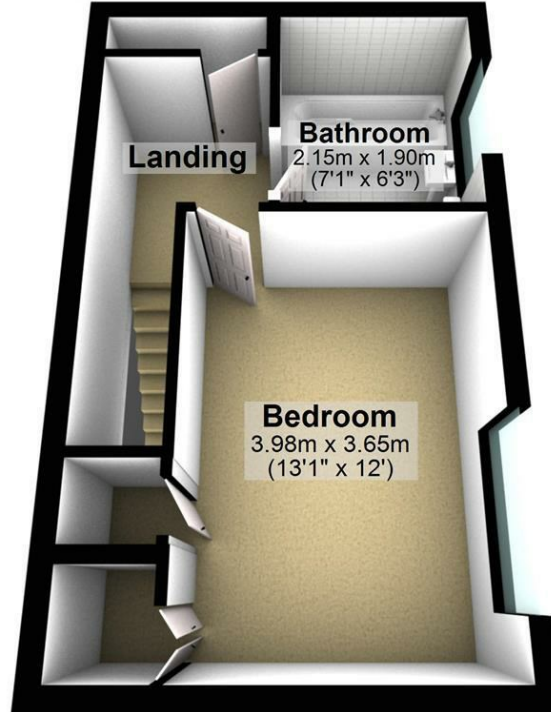
## Ground Floor

Approx. 22.2 sq. metres (239.0 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



Total area: approx. 45.0 sq. metres (484.0 sq. feet)

LOCAL AUTHORITY

Adur

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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