



14 East Avenue  
Middleton-on-Sea, West Sussex, PO22 6EG



## 14 East Avenue

Located in the Harefield Private Estate, a sought-after coastal area close to the centre of Middleton Village. This handsome detached property boasts a wealth of character features and stands in extensive mature grounds. The accommodation comprises of a welcoming entrance hall, four good bedrooms, bathroom and en-suite, two reception rooms, conservatory, well-appointed kitchen/breakfast room, utility room, and a cloakroom. To the front of the property is a large expanse of lawn and a sizeable gravelled carriage driveway providing ample parking. The landscaped rear gardens are exceptionally attractive with a mixture of lawn, mature borders and fruit trees.

Freehold

4 bedrooms

Bathroom & en-suite

2 reception rooms

Conservatory

Landscaped rear gardens

Ample parking

Private coastal estate











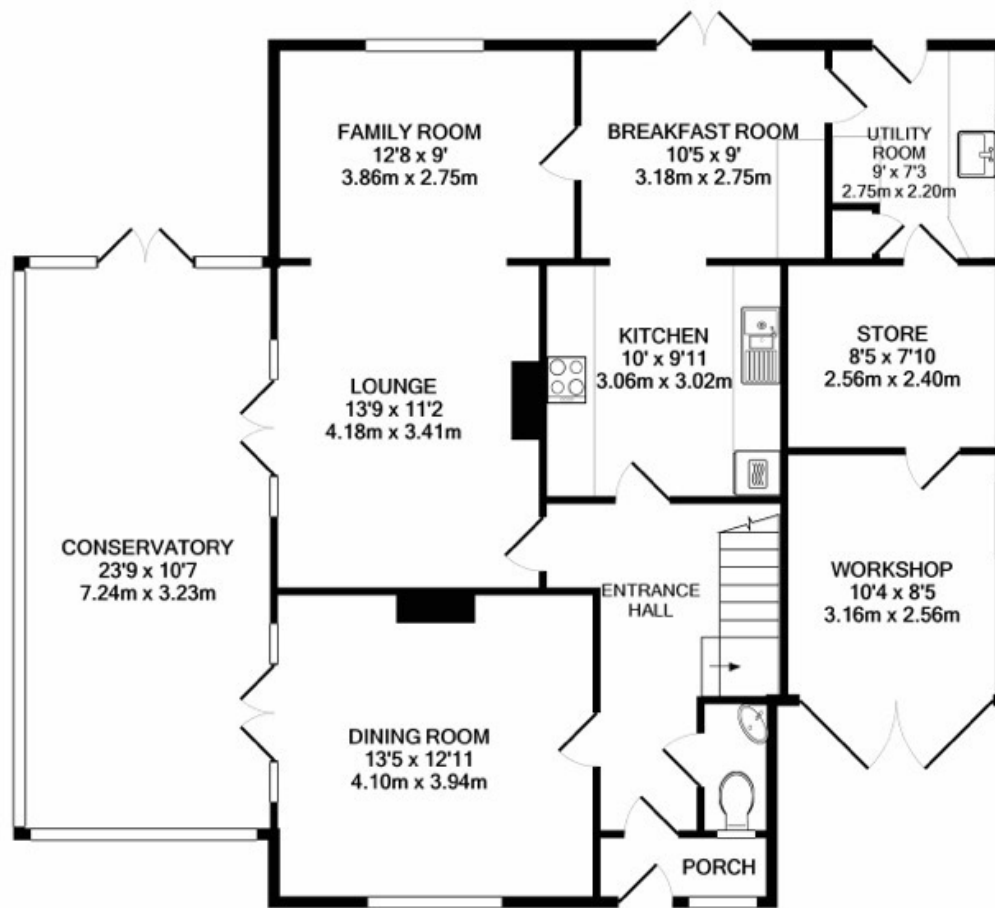




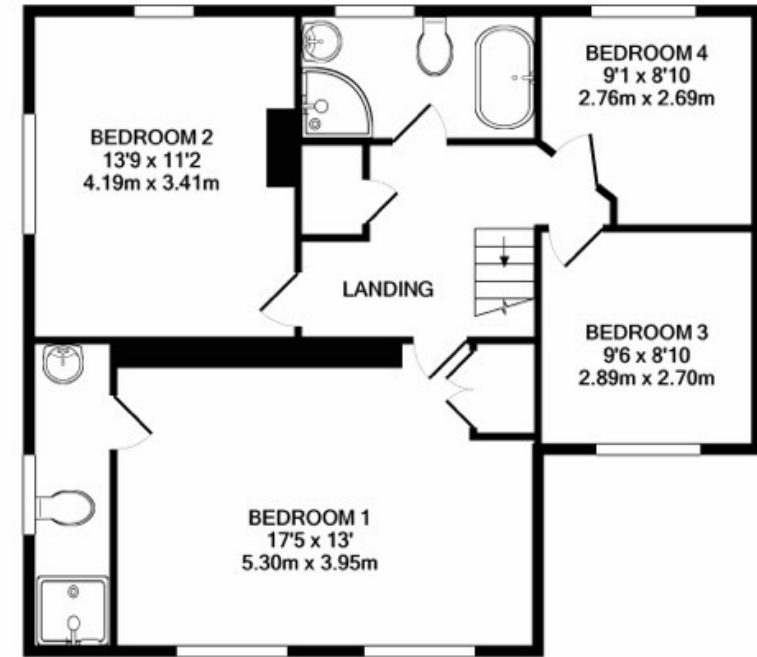








GROUND FLOOR  
APPROX. FLOOR  
AREA 1243 SQ.FT.  
(115.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1955 SQ.FT. (181.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

## Services

Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

## Council Tax

Arun District Council Tax: Band E

## Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk [pegasusproperties.co.uk](http://pegasusproperties.co.uk)

