

## THOMPSON ROAD

Saxon Reach,  
Middleton-on-Sea, West Sussex



## £315,000 Leasehold

Two-bedroom, first floor apartment in a private gated development with direct sea views.

### FEATURES:

- Two double bedrooms
- Ensuite shower room to master and further bathroom
- Bright & spacious sitting / dining room with doors to the balcony
- Balcony with uninterrupted views of the beach and coastline
- Door entry system, lift, garage & off-road parking
- Offered for sale with no forward chain

## THOMPSON ROAD

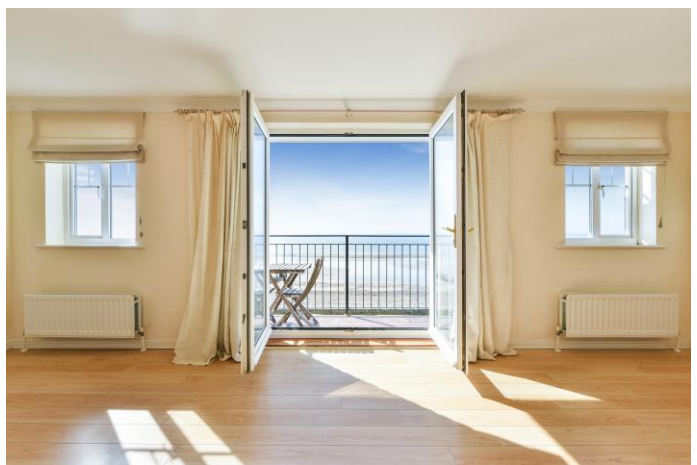
Saxon Reach,  
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### SITUATION

The property is situated in the private, gated Saxon Reach development with direct beach access. Close by the amenities the village has to offer include a good choice of shops, public houses, restaurants and the most beautiful beach. There is a doctor's surgery, a sports club and many other recreational facilities including, in Felpham, a swimming pool, sailing and sports club, tennis courts and putting green. Barnham, less than 5 miles away, has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and the Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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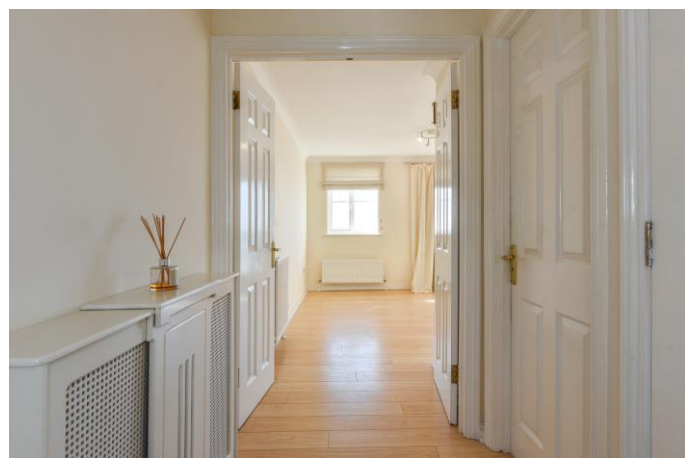
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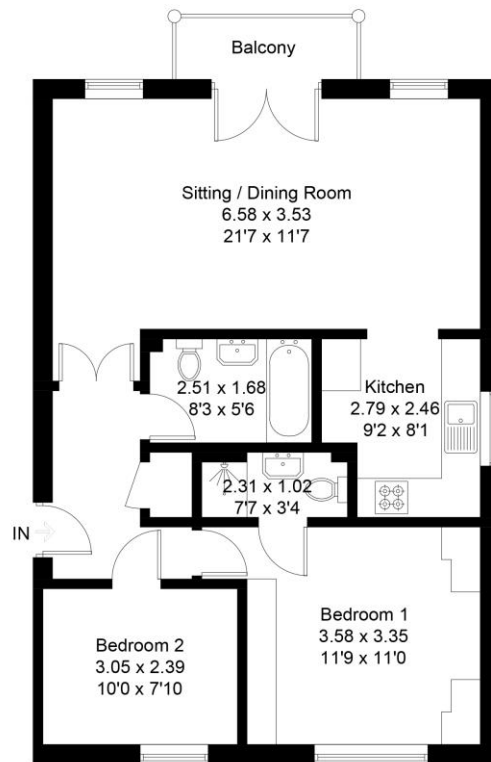
## DESCRIPTION

30 Thompson Road forms part of one of two blocks of apartments that sit at the edge of the coastline and therefore offer uninterrupted views of the sea and beach. From the main front door and communal entrance hall, there are stairs and/or lift to the first floor and a private front door to No.30. From inside the apartment the internal lobby gives access to all rooms. There are two double bedrooms to the rear of the apartment, the master with ensuite shower room, fitted wardrobes and cupboards. There is also a separate bathroom. From the inner lobby there are double doors to the beautifully bright and spacious 21ft sitting dining room which opens into the kitchen with a range of fitted units and appliances. There is ample space for dining within the sitting room and double doors to the balcony. The views from the sitting room and balcony are spectacular; the beach in front and far reaching coastline to the East and West. There is private access to the beach from outside the apartments, along with communal outdoor areas. No. 30 comes with a private garage and there are parking bays for residents and visitors.



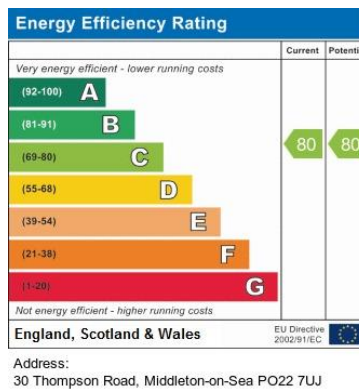
## FLOOR PLAN:

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID682434)



**LEASE:** We understand that the lease currently has 976 years remaining (999 years from 1 January 1997).

**MAINTENANCE & SERVICE CHARGES:** The owners advise us that the Apartment Service Charge is £2000 per annum and the Estate Service Charge is £250 per annum.

**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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