



Flat 81 Buckingham Court, Shrubbs Drive

A well presented one bedroom retirement apartment situated in the heart of Middleton-on-Sea.



- ▶ **First Floor**
- ▶ **One Double Bedroom**
- ▶ **Views over Communal Gardens**
- ▶ **No Chain**
- ▶ **Kitchen**
- ▶ **Shower Room**
- ▶ **Recently Decorated Communal Areas**

Situated within Middleton village is this first floor retirement apartment forming part of the popular McCarthy and Stone Development. The property is within a short distance to amenities and bus stop.

The property comprises, a double bedroom, sitting room/diner, separate kitchen refitted in April 2023 and a recently modernised shower room. Other benefits include a part-time house manager, a residents lounge with kitchen, laundry room and a guest suite for visitors.

Externally, the property has attractive communal gardens with patio areas. There is also parking on a 'first come first served' basis.

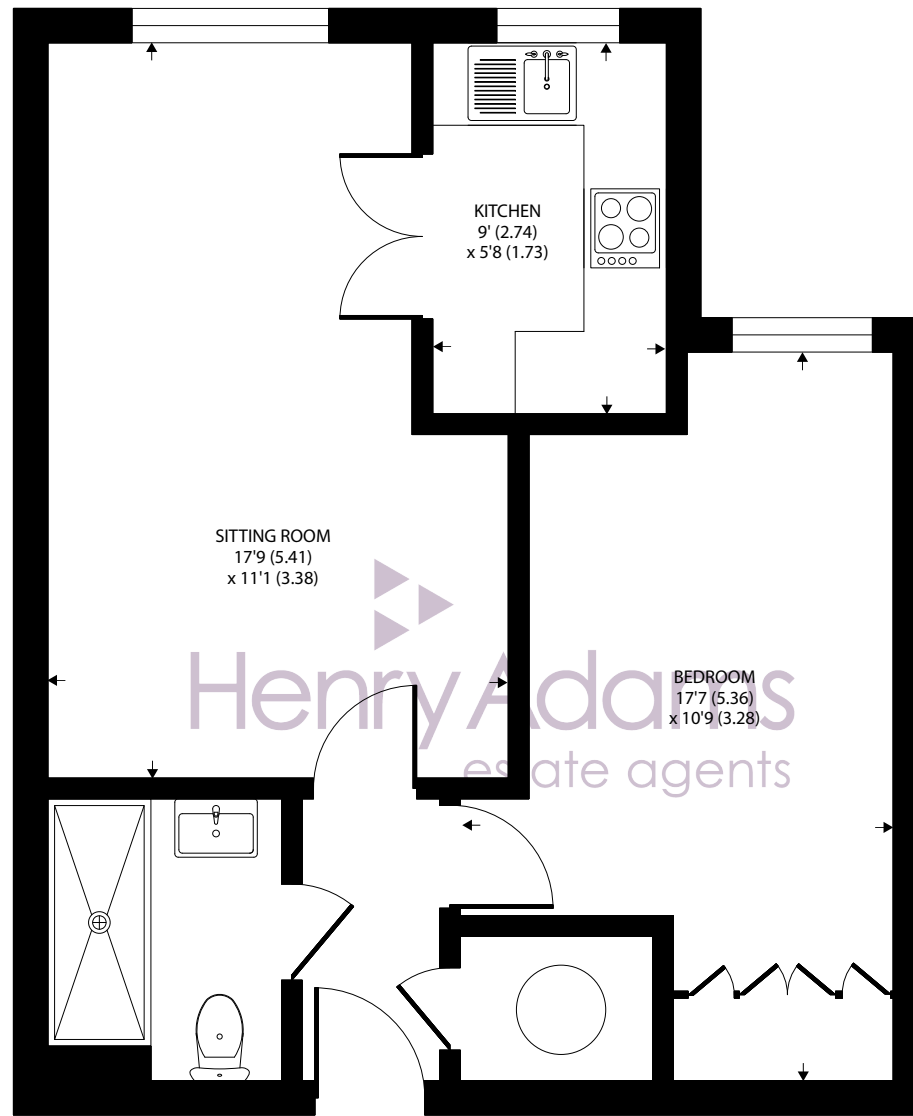
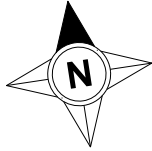
Tenure: We understand there is a 125 year lease from 2002.

Maintenance Charge: We understand the maintenance charge payable is approximately £1,496.77, payable twice yearly.

Ground Rent: We understand the ground rent payable is currently 350 p.a.

Council Tax Band: B





FIRST FLOOR

Buckingham Court, Shrubbs Drive, Bognor Regis, PO22

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1111070

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Buckingham Court is situated in the heart of Middleton village which offers a number of local facilities and amenities including but not limited to a post office, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops and services. The property is a reasonably short, level 10-20 minute walk to the beach (depending on walking ability).

What3Words ///olis.jots.acre

03/06/24



Communal Lounge



Communal Garden

