



12 Kingfisher Court, Middleton-on-Sea

Guide Price £139,950

 Henry Adams
estate agents

12 Kingfisher Court

Two bedroom first floor retirement apartment.

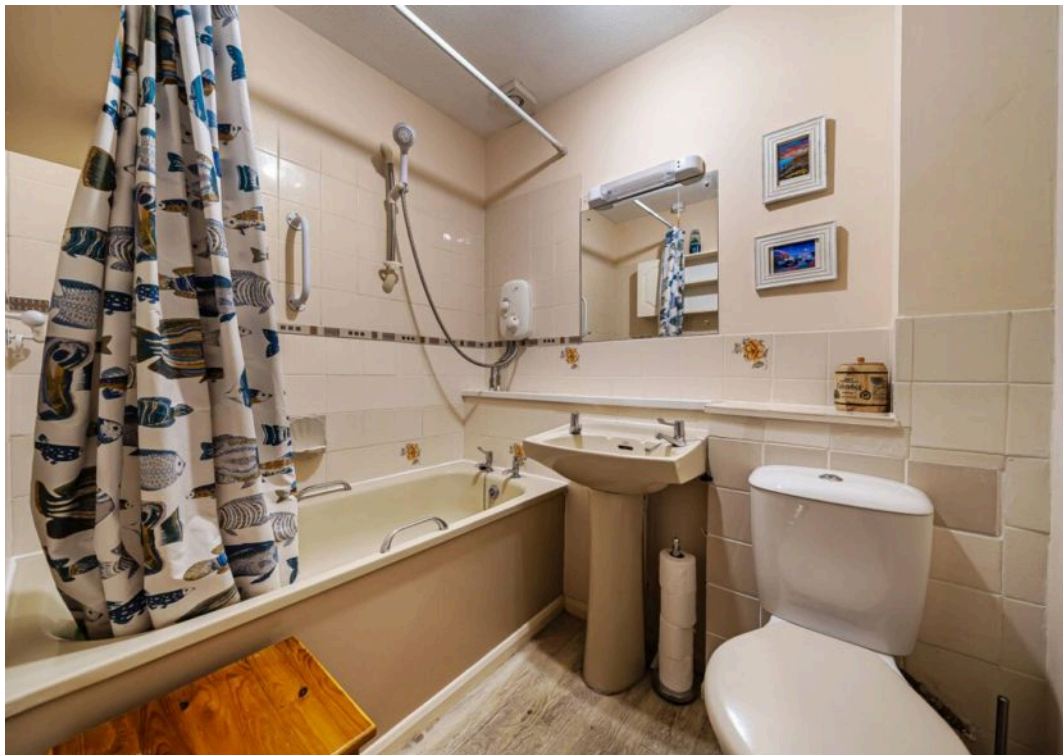
- First Floor Retirement Apartment
- Sitting Room
- Bathroom/WC
- Long Lease
- Residents Parking
- Refitted Kitchen
- Careline Alarm System
- Stairlift
- Residents Lounge
- Laundry Room

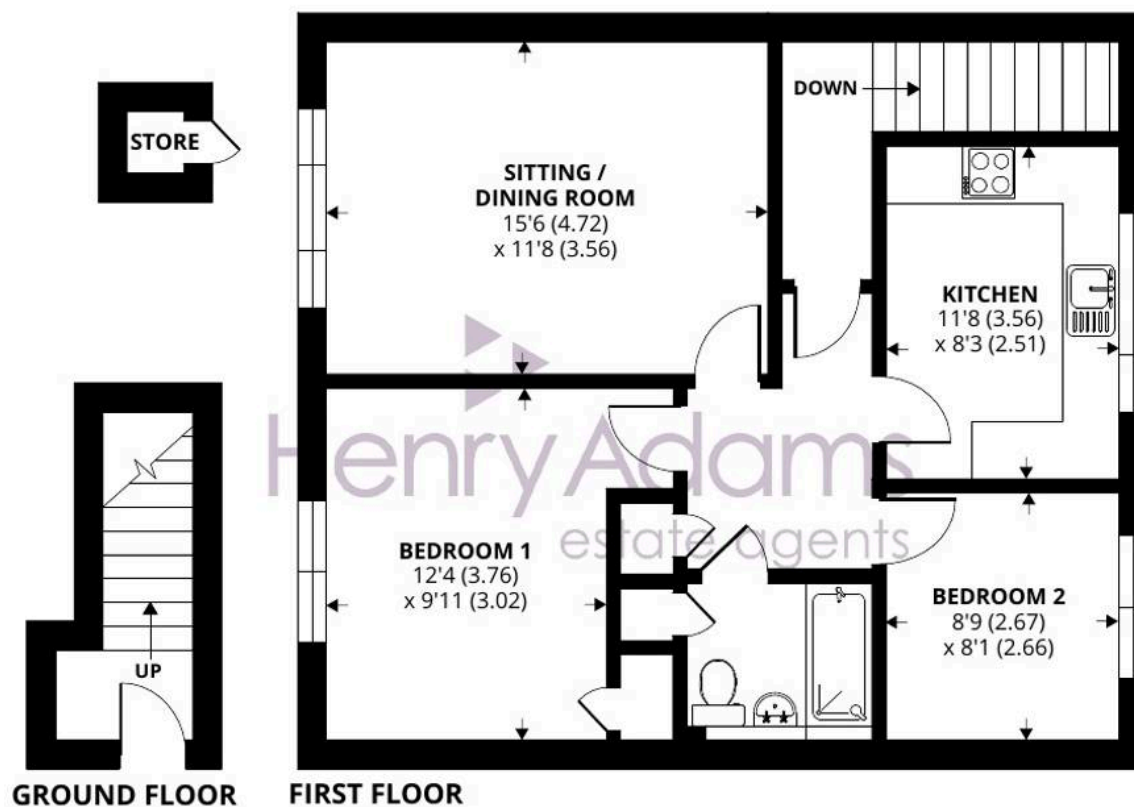
Situated in the heart of Middleton village, within close proximity to local amenities such as shops, take-aways, and a health centre, this two bedroom, first floor retirement apartment boasts the advantage of an extended lease. New residents aged 60 years and above can enjoy an independent lifestyle with the added benefit of an on-site house manager and the reassurance of the careline alarm service.

Upon entry through the private front door, a staircase with a stairlift leads to the upper landing, unveiling a delightful, recently refurbished kitchen complete with an integrated oven, hob, and ample space for a fridge/freezer. The sitting room facing the south welcomes an abundance of natural light, creating a bright living space. Furthermore, the property comprises two bedrooms and a well-appointed bathroom.

Cont







Kingfisher Court, Bognor Regis

Approximate Area = 754 sq ft / 70.1 sq m

Store = 4 sq ft / 0.3 sq m

Total = 758 sq ft / 70.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
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Outside, a courtyard provides access to parking facilities for both residents and visitors. In addition, residents can enjoy the well-kept communal gardens, a laundry room, and a lounge/meeting space.

Tenure: We understand there is 189 year lease from 1984.

Maintenance Charge: We understand the maintenance charge is approximately £1,990.74.

Ground Rent: Peppercorn.

Kingfisher Court is situated in the heart of Middleton village. In the village there are a number of local facilities and amenities including but not limited to post office, hairdressers, pharmacy, sports club and a corner shop. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops.

What3Words ///noises.coaching.acquaint

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Communal Area

Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.