



Flat 9 Grange Court, 43 Elmer Road, Elmer, Bognor Regis

Guide Price £139,950

Flat 9 Grange Court, 43 Elmer Road

Ideal starter home or downsizing move.

- One Bedroom Apartment
- Share of Freehold
- Purpose Built
- Second Floor with Lift
- Views of the Recreation Field
- No Forward Chain
- Allocated Parking Space
- Middleton Village Centre

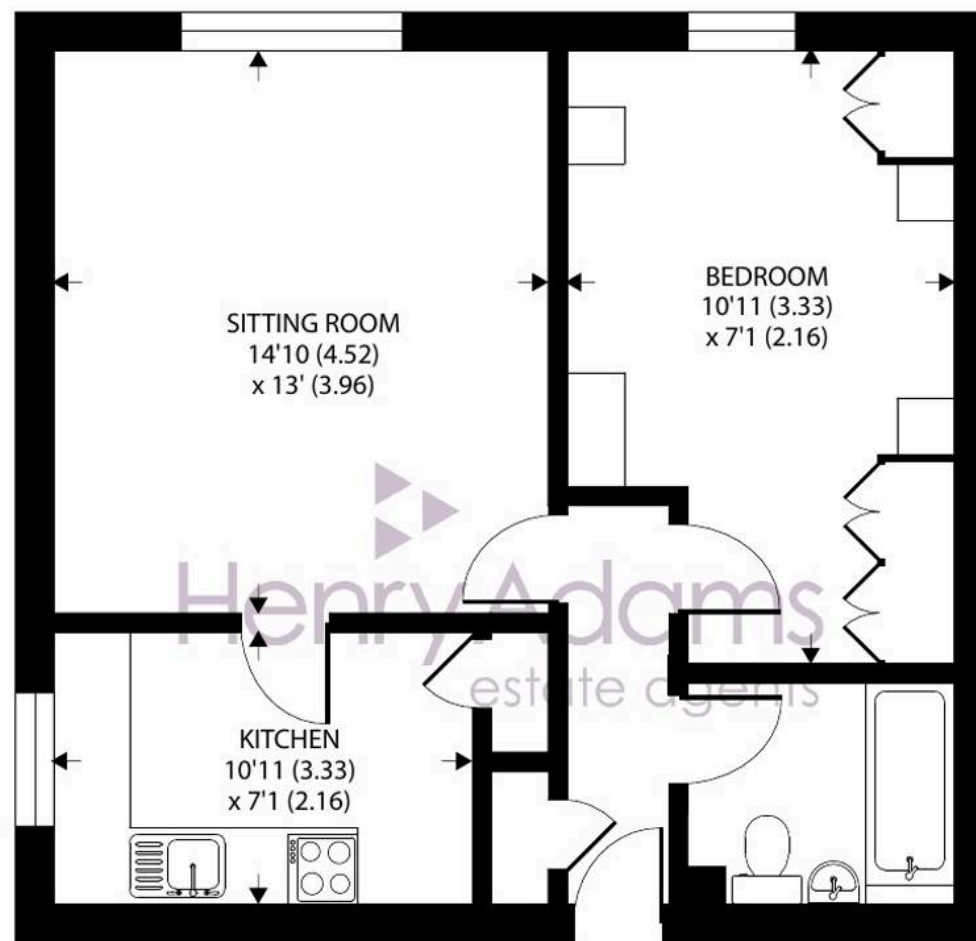
Located at the heart of Middleton village centre, this one-bedroom purpose-built apartment is now offered for sale with the advantage of no onward chain and a share of the freehold.

Situated on the second floor with lift access, this flat boasts views of the Shrubbs Field recreation field opposite and has easy access to the bus route and nearby shops and facilities. The property features a south-facing double bedroom with a range of built-in wardrobes, and south-facing sitting room providing plenty of light into both rooms. In addition there is a bathroom and kitchen with pantry cupboard. The entrance hall has a store cupboard and hatch giving access to the loft space which can be used for storage.

With no forward chain, this apartment is ready to move into, offering ease and convenience to the new owners. Additionally, the property comes with the added benefit of an allocated parking space, ensuring stress-free parking for residents.







SECOND FLOOR

Grange Court, Elmer Road, Bognor Regis

Approximate Area = 532 sq ft / 49.4 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). © nichecom 2025.
Produced for Henry Adams. REF: 1270700

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

Tenure: 1/10th Share of Freehold with 125 year lease from 02.05.1986.

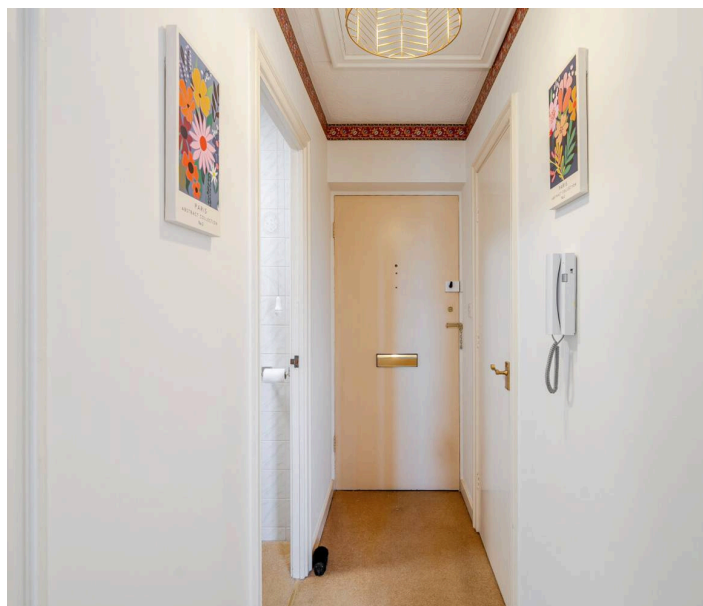
Service charge: £145 per month.

What3Words ///strength.ballooned.pounds

Council Tax Band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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.