



40 Kingfisher Court, Middleton-on-Sea

Guide Price £115,000

40 Kingfisher Court

Ground floor one bedroom retirement apartment offered with no onward chain.

- Ground Floor Retirement Apartment
- Immaculately Presented
- No Onward Chain
- Views Across Recreation Grounds
- French Doors on to Patio Area
- One Double Bedroom
- Long Lease
- Careline Alarm System
- Residents Laundry Room & Lounge
- Resident & Visitor Parking

Located in the heart of Middleton village, this well presented ground floor retirement apartment is now offered for sale with the advantage of a long lease and no onward chain. Located in close proximity to both the local beaches and village amenities such as shops, takeaways, bus route and a health centre, this ground floor, one bedroom retirement apartment offers residents aged 60 years and above the opportunity to embrace an independent lifestyle, complemented by an on-site house manager and the added security of a careline alarm service.

The well-maintained accommodation briefly comprises: Private front door and entrance hall. From here doors lead to the sitting room with its feature coal effect wall mounted heater and French doors that open to a patio area overlooking the adjacent recreation field. The kitchen is equipped with a modern range of units, an integrated washing machine and space for an electric oven.







GROUND FLOOR

Kingfisher Court, Middleton On Sea, Bognor Regis

Approximate Area = 563 sq ft / 52.3 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). © n1checom 2025.
Produced for Henry Adams. REF: 1289617

A large walk-in cupboard within the kitchen provides plenty of additional storage and space for a fridge/freezer. Additionally, there is a generous double bedroom with built-in cupboard, and a nicely appointed shower room with linen cupboard.

Externally, a courtyard grants access to parking facilities for both residents and visitors. Moreover, residents can take pleasure in the meticulously maintained communal gardens, a laundry room, and a lounge/meeting space.

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/newsagent, hairdressers, butchers, pharmacy, convenience store and sports club with bar and restaurant. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops.

What3Words //scanty.racing.unrealistic

Tenure: We understand there is 189 year lease from 1st July 1984.

Maintenance Charge: We understand the maintenance charge is approximately £139.45 per month.

Ground Rent: Peppercorn.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.