



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£160,000 Leasehold**

**20 Kingfisher Court**  
**Middleton On Sea, Bognor Regis, PO22 7ST**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



When one reaches a 'certain' age, the priorities of property ownership can change. Gone is the need for large gardens, extraneous accommodation and inconvenient garden requirements, and in comes the combined needs of security, ease of maintenance, and often, affordability. This is where this **PURPOSE BUILT TWO BEDROOM GROUND FLOOR FLAT** comes into its own. The flat offers all of these stated requirements and in addition, the convenience of a location within walking distance of nearby Health Centre, One Stop shop and bus services. Middleton Village centre and Post Office lie within half a mile with Bognor town centre some 3 miles to the west. With uPVC framed double glazing and night storage heating plus on site Manager with guest suite, laundrette and the use of communal lounge, why not telephone May's and make an appointment to view – this could be your opportunity for comfortable retirement.

**Directions:** From May's Felpham Village centre office, proceed north to the traffic lights turning right into Felpham Way to the roundabout. Take the 2nd exit into Middleton Road and then continue over the next roundabout into Middleton itself. Go through the village to the next roundabout taking the second exit then first right into Shrubbs Drive, where Kingfisher Court will be seen on the left hand side.

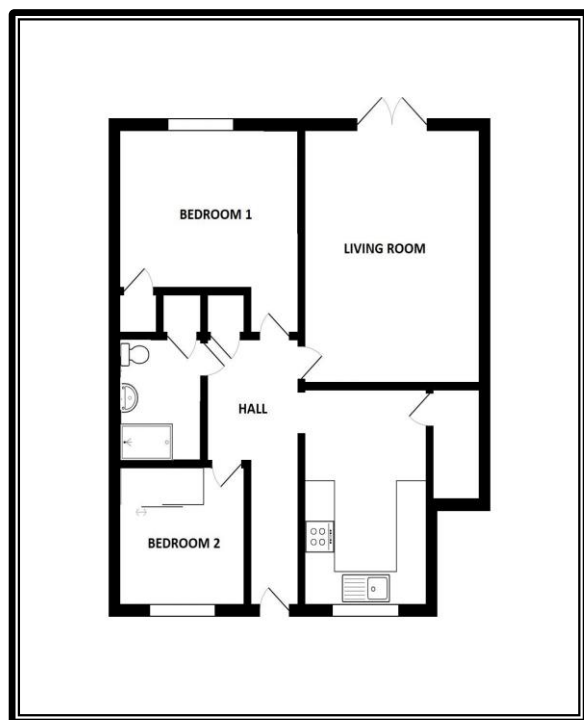
**ACCOMMODATION**

uPVC framed leaded light double-glazed door to:

**ENTRANCE LOBBY:**  
further part glazed panel door to:

**INNER HALL:**  
linen cupboard with slatted shelving; warden call device;  
door to:

**KITCHEN:** 11' 8" x 7' 6" (3.55m x 2.28m)  
(maximum measurements over units) range of floor standing drawer and cupboard units having worktop above; tiled splash back and wall mounted cabinets over;



inset stainless steel sink; space and plumbing for automatic washing machine; further appliance space; door to walk in storage cupboard with light.

**LIVING ROOM:** 15' 3" x 11' 8" (4.64m x 3.55m)  
t.v. aerial point; telephone point; alarm cord; uPVC framed double glazed door to patio and garden.

**BEDROOM 1:** 12' 3" x 9' 9" (3.73m x 2.97m)  
(plus door recess) built in wardrobe cupboard; alarm cord.

**BEDROOM 2:** 8' 9" x 8' 1" (2.66m x 2.46m)  
Narrowing to face of fitted mirrored wardrobes; alarm cord.

**BATHROOM:**  
fully tiled with suite comprising walk in bath with electric shower unit; pedestal wash hand basin; close coupled W.C.; alarm cord; shaver/light point; airing cupboard housing lagged hot water cylinder with dual immersion heater and slatted shelving.

**COMMUNAL GARDENS:**  
The communal gardens can be access via the living room and onto a paved patio area which leads to the lawn area. Full height bin/tool storage cupboard.

**RESIDENT AND VISITOR PARKING**

**LEASE DETAILS:**  
TENURE: It is understood that there is the balance of a 99 year lease from 1984.

SERVICE CHARGE: £2001.00 Per Annum

GROUND RENT: Peppercorn

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.