



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£165,000 Leasehold**

**14 Nightingale Court**  
**Middleton-on-Sea, Bognor Regis, PO22 7SU**

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



Middleton is an area renowned for the retirement benefits. Situated on the flat coastal plain, blessed with a variety of shops, doctors surgery, plus a number of local activity groups. If you are of **retirement age** and are looking for something in the heart of 'thing's' this **GROUND FLOOR FLAT** could well be for you. With the benefit of uPVC framed double glazing, the residents also know that help is only a call away with the inbuilt care line. These features make **Nightingale Court** one of the most popular of this type of development in the area, so if these meet your requirements, contact **May's** for an appointment to view.

## ACCOMMODATION

### ENTRANCE LOBBY:

uPVC framed double glazed door; further part glazed panel door to:

### INNER HALL:

Storage heater; cloaks hanging cupboard; warden call device; door to:

### LIVING ROOM: 15' 5" x 11' 8" (4.70m x 3.55m)

t.v. aerial point; telephone point; storage heater; security alarm cord; uPVC framed double glazed door to patio and communal garden.

### KITCHEN: 11' 8" x 7' 5" (3.55m x 2.26m)

(maximum measurements over units) range of floor standing drawer and cupboard units having worktop; tiled splash back and wall mounted

cabinets over; inset stainless steel sink; integrated electric oven, electric hob; space and plumbing for automatic washing machine; space for fridge/freezer; heated towel rail; door to walk in shelved storage cupboard with power and light; security alarm cord.

### BEDROOM 1: 12' 4" x 9' 10" (3.76m x 2.99m)

(plus door recess) built in wardrobe cupboard; electric heater; t.v. aerial point; telephone point; security alarm cord.

### BEDROOM 2: 8' 10" x 8' 0" (2.69m x 2.44m)

Electric heater; security alarm cord.

### SHOWER ROOM/W.C.:

fully tiled with replacement suite comprising shower cubicle having electric shower unit and sliding glazed screen; wash basin; W.C.; ladder style heated towel rail; security alarm cord; shaver/light point; fan assisted convector heater; airing cupboard housing lagged hot water cylinder with immersion heater and slatted shelving; security alarm cord.

### GARDENS:

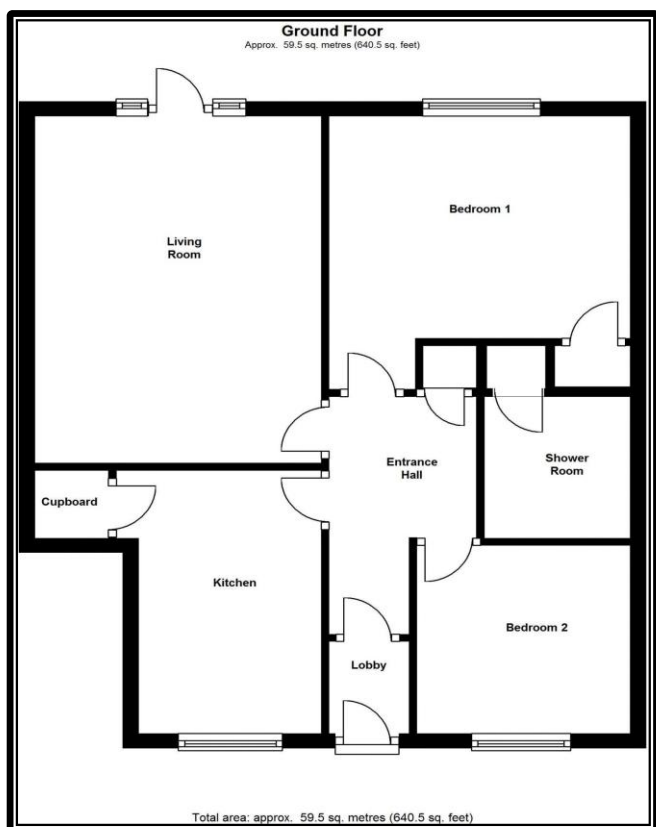
The garden to the rear and south is accessed via the Living Room to a paved patio and from there onto the communal lawned area. To the front of the property there is full height bin/tool storage cupboard.

### LEASE DETAILS:

TENURE: It is understood that there is a balance of a 99 year lease from 1985.

SERVICE CHARGE: currently £162.79 per month.

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.